

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, September 17, 2019  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

#### 1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This evening, Council will hold both a Public Hearing and a Regular Meeting.

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public on the table in the foyer of Council Chamber. Reports are also available to the public online under *Council* at Kelowna.ca.

For those in attendance this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may also be broadcast and recorded by Castanet.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

#### 2. Individual Bylaw Submissions

##### 2.1 Bolotzky Ct, Chepesuik Ct and Milex Ct, LUCT19-0008 - Various Owners

6 - 10

To consider an application for early termination of Land Use Contract LUC76-1077 (BL11860) and revert the parcels to the underlying RU6 – Two Dwelling Housing zone as identified in 'Schedule A'.

##### 2.2 Ufton Ct 1640, 1660, 1665, and 1685, LUCT19-0030 - Multiple Owners

11 - 28

To consider an application for early termination of Land Use Contract LUC73-116 and revert the parcels back to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.

**2.3 Noble Ct 1565 (Units 101-213), LUCT19-0009 - Multiple Owners** 29 - 35

To consider an application for early termination of Land Use Contract LUC77-1009 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.

**2.4 Rowcliffe Ave 555 (Units 101-408), LUCT19-0012 - Multiple Owners** 36 - 42

To consider an application for early termination of Land Use Contract LUC77-1077 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.

**2.5 Lester Rd 500 (Units 1-18), LUCT19-0011 - Multiple Owners** 43 - 48

To consider an application for early termination of Land Use Contract LUC77-1016 and revert the parcels to the underlying RM3 – Low Density Multiple Housing zone as identified in 'Schedule A'.

**2.6 Jaud Rd and Mathews Rd, LUCT19-0004 - Multiple Owners** 49 - 53

To consider an application for early termination of Land Use Contract LUC76-1105 and revert the parcels to the underlying RR1 – Rural Residential 1 and RR3 – Rural Residential 3 zones as identified in 'Schedule A'.

**2.7 Houghton Rd 720, LUCT19-0025 - The Father de Lestre Housing Society** 54 - 57

To consider an application for early termination of Land Use Contract LUC73-14 and revert the subject property back to the underlying RM3 – Low Density Multiple Housing zone.

**2.8 Pacific Ct 1950-1960 and 1955, LUCT19-0013 - Multiple Owners** 58 - 62

To consider an application for early termination of Land Use Contract LUC76-1094 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.

**2.9 Burtch Rd 1920, LUCT19-0026 - Kelowna Japanese Canadian Community Senior Citizens Society** 63 - 66

To consider an application for early termination of Land Use Contract LUC77-1050 and revert the subject property to the underlying RM3 – Low Density Multiple Housing zone.

**2.10 Franklyn Rd, All Star Ct, Leathead Rd and Houghton Rd, LUCT19-0031 - Multiple Owners** 67 - 144

To consider an application for the early termination of Land Use Contract LUC72-7a and rezone the parcels to the RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A and B'.

- |             |   |           |
|-------------|---|-----------|
| <b>2.11</b> | <b>Bartholomew Ct and Crawford Rd, LUCT19-0001 - Multiple Owners</b>  | 145 - 150 |
|             | To consider an application for the early termination of Land Use Contract LUC76-1035 and rezone the parcels to the RU1 – Large Lot Housing and RR2 – Rural Residential 2 zones as identified in 'Schedule A, B and C'.                                |           |
| <b>2.12</b> | <b>Sutcliffe Ct and Hartman Rd, LUCT19-0006 - Multiple Owners</b>   | 151 - 158 |
|             | To consider an application for the early termination of Land Use Contract LUC76-1043 and rezone the parcels to the RU1 – Large Lot Housing and P3 – Park & Open Space zones as identified in 'Schedule A, B and C'.                                   |           |
| <b>2.13</b> | <b>Hwy 33 E 290, LUCT19-0010 - Multiple Owners</b>  | 159 - 168 |
|             | To consider an application for the early termination of Land Use Contract LUC76-20 and rezone the parcels to the RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.   |           |
| <b>2.14</b> | <b>Inkar Rd 1481, LUCT19-0014 - Multiple Owners</b>   | 169 - 176 |
|             | To consider an application for the early termination of Land Use Contract LUC77-1008 and rezone the parcel to the RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.  |           |
| <b>2.15</b> | <b>Scenic Rd 2161, LUCT19-0015 - Multiple Owners</b>  | 177 - 182 |
|             | To consider an application for the early termination of Land Use Contract LUC78-1009 and revert the parcels to the new underlying RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.  |           |
| <b>2.16</b> | <b>Toovey Rd 1265, LUCT19-0007 - Roger Hamm</b>   | 183 - 187 |
|             | To consider an application for the early termination of Land Use Contract LUC78-1033 and rezone the subject property to the RU1 – Large Lot Housing zone.   |           |
| <b>2.17</b> | <b>Belgo Rd 1502, 1512, 1522 LUCT19-0003 - Multiple Owners</b>  | 188 - 194 |
|             | To consider an application for the early termination of Land Use Contract LUC76-1067 and rezone the parcels to RR2 – Rural Residential 2 and RR3 – Rural Residential 3 zones as identified in 'Schedule A, B and C'.                                  |           |
| <b>2.18</b> | <b>Bedford Rd, LUCT19-0002 - Multiple Owners</b>  | 195 - 201 |
|             | To consider an application for the early termination of Land Use Contract LUC76-1110 and rezone the parcels from the A1 - Agricultural 1 zone to the RR1– Rural Residential 1 and RR3 – Rural Residential 3 zones as identified in 'Schedule A, B and |           |

C'.

|             |  |                  |
|-------------|--|------------------|
| <b>2.19</b> | <b>Wallace Hill Rd and Spiers Rd, LUCT19-0005 - Multiple Owners</b>  | <b>202 - 207</b> |
|             | To consider an application for the early termination of Land Use Contract LUC76-1059 and rezone the parcels to the RR3 – Rural Residential 3 zone as identified in 'Schedule A and B'.                           |                  |
| <b>2.20</b> | <b>Sutherland Ave 1421, LUCT19-0017 - Salco Management Ltd</b>   | <b>208 - 211</b> |
|             | To consider an application for the early termination of Land Use Contract LUC78-1005 and rezone the subject property to the RM5 – Medium Density Multiple Housing zone.  |                  |
| <b>2.21</b> | <b>Sutherland Ave 1247 LUCT19-0018 - JABS Construction Ltd</b>   | <b>212 - 215</b> |
|             | To consider an application for the early termination of Land Use Contract LUC77-1086 and rezone the subject property to the RM5 – Medium Density Multiple Housing zone.  |                  |
| <b>2.22</b> | <b>Lawrence Ave 1110 LUCT19-0021 - 1110 Lawrence Holdings Ltd</b>  | <b>216 - 219</b> |
|             | To consider an application for the early termination of Land Use Contract LUC K73-65 and rezone the subject property to the C4 – Urban Center Commercial zone.   |                  |
| <b>2.23</b> | <b>Sutherland Ave 1431,1441 LUCT19-0022 - Multiple Owners</b>  | <b>220 - 225</b> |
|             | To consider an application for the early termination of Land Use Contract LUC75-26 and revert the parcels to the new underlying RM5 – Medium Density Multiple Housing zones as identified in 'Schedule A and B'. |                  |
| <b>2.24</b> | <b>Wilson Ave 894 LUCT19-0023 - H. Zamonsky Insurance Ltd</b>  | <b>226 - 229</b> |
|             | To consider an application for the early termination of Land Use Contract LUC77-1043 and rezone the subject property to the new underlying RM3 – Low Density Multiple Housing zone.                              |                  |
| <b>2.25</b> | <b>Richter St 2949-2951 LUCT19-0024 - Wally Knopf</b>  | <b>230 - 233</b> |
|             | To consider an application for the early termination of Land Use Contract LUC77-1036 and rezone the subject property to the new underlying RM1 – Four Dwelling Housing zone.                                     |                  |
| <b>2.26</b> | <b>Hollywood Rd 520-528 LUCT19-0019 - Keycam Holdings Ltd., Inc. No.BC0914240</b>  | <b>234 - 237</b> |
|             | To consider an application for the early termination of Land Use Contract LUC78-1001 and rezone the subject property to the RM3 – Low Density Multiple Housing zone.   |                  |
| <b>2.27</b> | <b>Springfield Rd 1050 and Gordon Dr 2040, LUCT19-0016 - Multiple Owners</b>   | <b>238 - 254</b> |



To consider an application for the early termination of Land Use Contract LUC77-1027 and LUC78-1030 and rezone the parcels to the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zones as identified in 'Schedule A, B and C'.

**2.28 Pacific Ct 1912, 1915 LUCT19-0020 - Multiple Owners**

255 - 264

To consider an application for the early termination of Land Use Contract BL3534 and rezone the parcels to the RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A and B'.

**3. Termination**

**4. Procedure on each Bylaw Submission**

- (a) Brief description of the application by City Staff (Community Planning);
- (b) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (c) The Chair will call for representation from the public in attendance as follows:
  - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
  - (ii) The Chair will recognize ONLY speakers at the podium.
  - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (d) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (e) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (f) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning - Urban

**Application:** LUCT19-0008      **Owner:** Multiple Owners

**Address:** Multiple Addresses      **Applicant:** City of Kelowna

**Affected Addresses:** Bolotzky Court, Chepesuik Court, and Milex Court

**Subject:** Land Use Contract Termination Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU6 – Two Dwelling Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU6 – Two Dwelling Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject properties under Land Use Contract LUC76-1077;

THAT Application No. LUCT19-0008 to terminate LUC76-1077 from properties identifies in 'Schedule A', located on Bolotzky Court, Chepesuik Court, and Milex Court, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

## 2.0 Purpose

To consider an application for early termination of Land Use Contract LUC76-1077 and revert the parcels to the underlying RU6 – Two Dwelling Housing zone as identified in 'Schedule A'.

### 3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC76-1077) be terminated from the subject properties. The current LUC affects four properties on Bolotzky Court, Chepesuik Court, and Milex Court. The Land Use Contract currently restricts the use to two family dwellings per lot.

The underlying zoning (RU6 – Two Dwelling Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RU6 zone.

### 4.0 Proposal

#### 4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

#### 4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

#### 4.3 Site Context

The subject properties have a total area of 3,480 m<sup>2</sup> and are located on Bolotzky Court, Chepesuik Court, and Milex Court. The properties are designated S2RES – Single / Two Unit Residential in the Official Community Plan and the surrounding area is residential subdivision.

Specifically, adjacent land uses for 540-542 Bolotzky Court are as follows:

| Orientation | Zoning                     | Land Use                |
|-------------|----------------------------|-------------------------|
| North       | RU6 – Two Dwelling Housing | Residential Subdivision |
| East        | RU1 – Large Lot Housing    | Residential Subdivision |
| South       | RU6 – Two Dwelling Housing | Residential Subdivision |
| West        | RU6 – Two Dwelling Housing | Residential Subdivision |

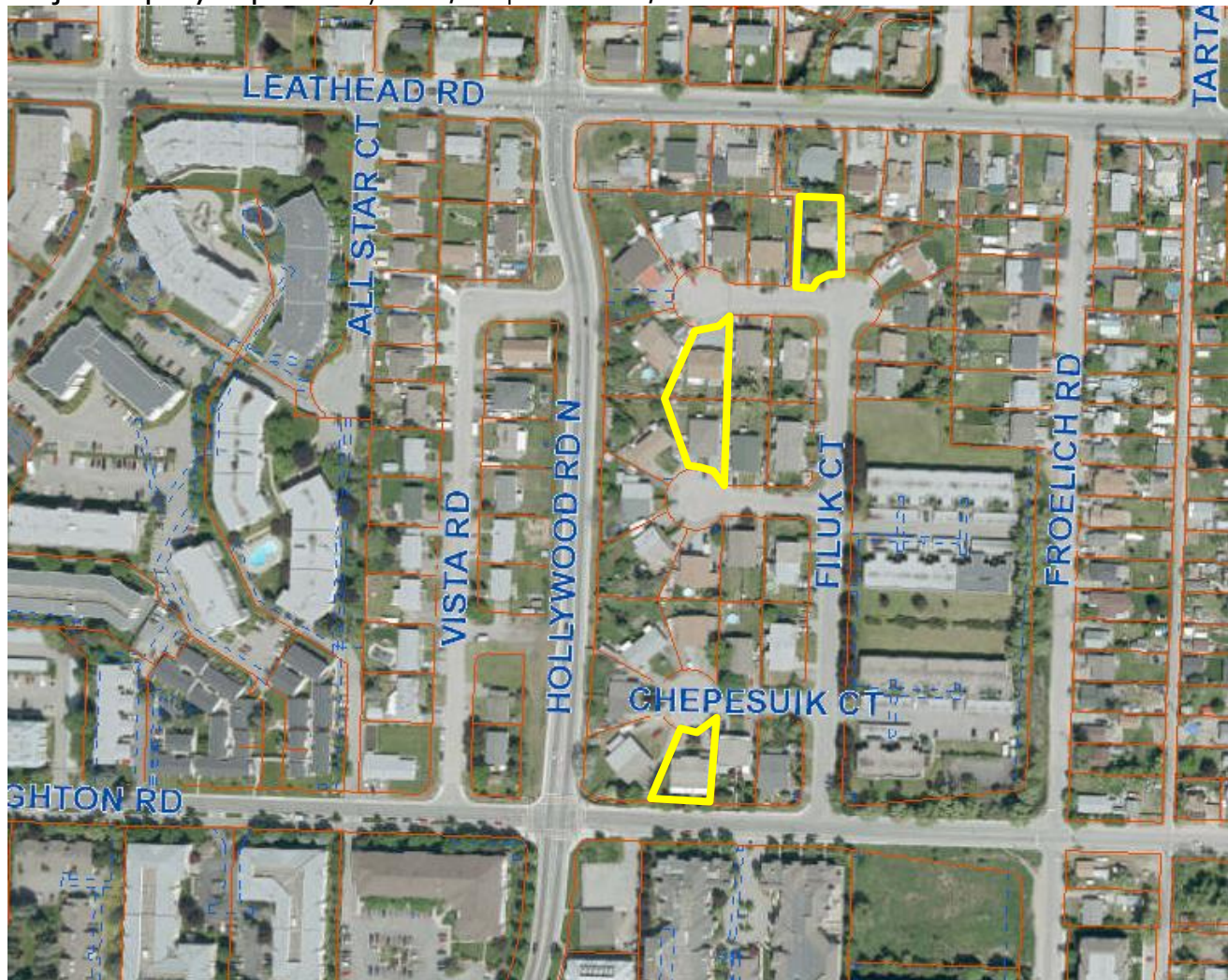
Specifically, adjacent land uses for 585-587 Bolotzky Court and 580-582 Milex Court are as follows:

| Orientation | Zoning                     | Land Use                |
|-------------|----------------------------|-------------------------|
| North       | RU6 – Two Dwelling Housing | Residential Subdivision |
| East        | RU6 – Two Dwelling Housing | Residential Subdivision |
| South       | RU6 – Two Dwelling Housing | Residential Subdivision |
| West        | RU6 – Two Dwelling Housing | Residential Subdivision |

Specifically, adjacent land uses for 583-585 Chepesuik Court are as follows:

| Orientation | Zoning                                | Land Use                          |
|-------------|---------------------------------------|-----------------------------------|
| North       | RU6 – Two Dwelling Housing            | Residential Subdivision           |
| East        | RU6 – Two Dwelling Housing            | Residential Subdivision           |
| South       | RM5 – Medium Density Multiple Housing | Multi-family Residential Building |
| West        | RU6 – Two Dwelling Housing            | Residential Subdivision           |

**Subject Property Map:** Bolotzky Court, Chepesuik Court, and Milex Court



## **5.0 Current Development Policies**

### **5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts**

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

### **5.2 Kelowna Official Community Plan (OCP)**

Chapter 4: Future Land Use

*Single / Two Unit Residential (S2RES). Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods.*

## **6.0 Technical Comments**

N/A

## **7.0 Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: Properties affected by LUC76-1077

| Schedule A: LUC76-1077<br>Charge #: M32024 |  |                  |                          |                   |                            |
|--|--|------------------|--------------------------|-------------------|----------------------------|
| No.  | Legal Description  | Address          | Parcel Identifier Number | Land Use Contract | Underlying Zone            |
| 1  | Land Use Contract<br>Registration Number: M32024<br>Common Property Strata Plan: KAS1058   |                  | N/A                      | LUC76-1077        |                            |
| 2  | Strata Lot 1 Section 26 Township 26 ODYD Strata Plan KAS930 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 587 Bolotzky Ct  | 017-432-138              | LUC76-1077        | RU6 – Two Dwelling Housing |
| 3  | Strata Lot 2 Section 26 Township 26 ODYD Strata Plan KAS930 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 585 Bolotzky Ct  | 017-432-146              | LUC76-1077        | RU6 – Two Dwelling Housing |
| 4  | Strata Lot A Section 26 Township 26 ODYD Strata Plan KAS2342 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 542 Bolotzky Ct  | 025-074-555              | LUC76-1077        | RU6 – Two Dwelling Housing |
| 5  | Strata Lot B Section 26 Township 26 ODYD Strata Plan KAS2342 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 540 Bolotzky Ct  | 025-074-563              | LUC76-1077        | RU6 – Two Dwelling Housing |
| 6  | Strata Lot 1 Section 26 Township 26 ODYD Strata Plan KAS1665 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 585 Chepesuik Ct | 023-202-475              | LUC76-1077        | RU6 – Two Dwelling Housing |
| 7  | Strata Lot 2 Section 26 Township 26 ODYD Strata Plan KAS1665 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 583 Chepesuik Ct | 023-202-483              | LUC76-1077        | RU6 – Two Dwelling Housing |
| 8  | Strata Lot 1 Section 26 Township 26 ODYD Strata Plan KAS1058 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 582 Milex Ct     | 017-819-521              | LUC76-1077        | RU6 – Two Dwelling Housing |
| 9  | Strata Lot 2 Section 26 Township 26 ODYD Strata Plan KAS1058 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 580 Milex Ct     | 017-819-539              | LUC76-1077        | RU6 – Two Dwelling Housing |

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0030

**Owner:** Multiple Owners

**Address:** 1640, 1660, 1665, & 1685 Ufton Court

**Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRM - Multiple Unit Residential (Medium Density)

Existing Zone: RM5 – Medium Density Multiple Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM5 – Medium Density Multiple Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject properties under Land Use Contract LUC73-116;

THAT Application No. LUCT19-0030 to terminate LUC73-116 from properties identifies in 'Schedule A', located on Ufton Court, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

## 2.0 Purpose

To consider an application for early termination of Land Use Contract LUC73-116 and revert the parcels back to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.

## 3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC73-116) be terminated from the subject properties. The current LUC affects four properties at 1640, 1660, 1665, and 1685 Ufton Court. Under the current Land Use Contract its uses are regulated in accordance with the R-5 (High Density – Multi-Family Residential) zone in former Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains

different uses, requirements and zonings. The equivalent of R-5 in the current Zoning Bylaw, No. 8000, is RM5 – Medium Density Multiple Housing. The LUC also restricts the number of dwelling units per lot which are as follows:

- 1660 Ufton Court: Maximum of twenty-six (26) dwelling units
- 1640, 1665, and 1685 Ufton Court: Maximum of fifty (50) dwelling units per lot

The underlying zoning (RM5 – Medium Density Multiple Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RM5 zone.

#### **4.0 Proposal**

##### **4.1 Background**

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

##### **4.2 Notification**

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

##### **4.3 Site Context**

The subject properties have a total area of 15,105 m<sup>2</sup> and are located at 1640, 1660, 1665, and 1685 Ufton Court. The property is designated MRM - Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential, commercial and public recreational.



Specifically, adjacent land uses are as follows:

| Orientation | Zoning  | Land Use  |
|-------------|---|---|
| North       | P3 – Parks and Open Space<br>RM5 – Medium Density Multiple Housing  | Park<br>Multi-Family Residential  |
| East        | RM5 – Medium Density Multiple Housing<br>C4 – Urban Centre Commercial<br>CD17 – Mixed Use Commercial – High Density | Multi-Family Residential<br>Commercial Stores<br>Multi-Family Residential |
| South       | RM5 – Medium Density Multiple Housing<br>C9 – Tourist Commercial  | Multi-Family Residential<br>Restaurant / Fitness                          |
| West        | RM5 – Medium Density Multiple Housing<br>P1 – Major Institutional<br>P3 – Parks and Open Space                      | Multi-Family Residential<br>Parkinson Recreational Centre<br>Park         |

**Subject Property Map: 1640, 1660, 1665, and 1685 Ufton Court**



## 5.0 Current Development Policies

### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

## 5.2 Kelowna Official Community Plan (OCP)

### Chapter 4: Future Land Use

*Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

### 6.0 **Technical Comments**

N/A

### 7.0 **Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: Properties affected by LUC73-116

| Schedule A: LUC73-116<br>Charge #: M29088 |  |                   |                          |                   |                                       |
|---|--|-------------------|--------------------------|-------------------|---------------------------------------|
| No.                                       | Legal Description  | Address           | Parcel Identifier Number | Land Use Contract | Underlying Zone                       |
| 1   | Strata Lot 1 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 101-1640 Ufton Ct | 002-494-817              | LUC73-116         | RM5 – Medium Density Multiple Housing |
| 2   | Strata Lot 2 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 102-1640 Ufton Ct | 002-494-825              | LUC73-116         | RM5 – Medium Density Multiple Housing |
| 3   | Strata Lot 3 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 103-1640 Ufton Ct | 002-494-833              | LUC73-116         | RM5 – Medium Density Multiple Housing |
| 4   | Strata Lot 4 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-1640 Ufton Ct | 002-494-850              | LUC73-116         | RM5 – Medium Density Multiple Housing |
| 5   | Strata Lot 5 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 105-1640 Ufton Ct | 002-494-868              | LUC73-116         | RM5 – Medium Density Multiple Housing |
| 6   | Strata Lot 6 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 106-1640 Ufton Ct | 002-494-876              | LUC73-116         | RM5 – Medium Density Multiple Housing |
| 7   | Strata Lot 7 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 107-1640 Ufton Ct | 001-729-284              | LUC73-116         | RM5 – Medium Density Multiple Housing |
| 8   | Strata Lot 8 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 108-1640 Ufton Ct | 002-494-892              | LUC73-116         | RM5 – Medium Density Multiple Housing |
| 9   | Strata Lot 9 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 109-1640 Ufton Ct | 002-494-906              | LUC73-116         | RM5 – Medium Density Multiple Housing |
| 10  | Strata Lot 10 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 110-1640 Ufton Ct | 002-494-914              | LUC73-116         | RM5 – Medium Density Multiple Housing |
| 11  | Strata Lot 11 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-1640 Ufton Ct | 002-494-922              | LUC73-116         | RM5 – Medium Density Multiple Housing |

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| 12 | Strata Lot 12 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 112-1640 Ufton Ct | 002-494-931  | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 13 | Strata Lot 13 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 113-1640 Ufton Ct | 002-494-949  | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 14 | Strata Lot 14 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 114-1640 Ufton Ct | 002-494-957  | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 15 | Strata Lot 15 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 115-1640 Ufton Ct | 002-494-965  | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 16 | Strata Lot 16 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 116-1640 Ufton Ct | 002-494-973  | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 17 | Strata Lot 17 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 117-1640 Ufton Ct | 002-494-981  | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 18 | Strata Lot 18 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 201-1640 Ufton Ct | 002-494-990  | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 19 | Strata Lot 19 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-1640 Ufton Ct | 002-495-007  | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 20 | Strata Lot 20 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-1640 Ufton Ct | 002-495-023  | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 21 | Strata Lot 21 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-1640 Ufton Ct | 002-495-0310 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 22 | Strata Lot 22 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-1640 Ufton Ct | 002-495-040  | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 23 | Strata Lot 23 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-1640 Ufton Ct | 002-495-058  | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 24 | Strata Lot 24 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-1640 Ufton Ct | 002-495-066  | LUC73-116 | RM5 – Medium Density Multiple Housing |

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| 25 | Strata Lot 25 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-1640 Ufton Ct | 002-495-074 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 26 | Strata Lot 26 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-1640 Ufton Ct | 001-950-754 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 27 | Strata Lot 27 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 210-1640 Ufton Ct | 002-495-082 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 28 | Strata Lot 28 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 211-1640 Ufton Ct | 002-495-091 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 29 | Strata Lot 29 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 212-1640 Ufton Ct | 002-495-104 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 30 | Strata Lot 30 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 213-1640 Ufton Ct | 002-495-112 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 31 | Strata Lot 31 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 214-1640 Ufton Ct | 002-495-121 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 32 | Strata Lot 32 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 215-1640 Ufton Ct | 002-495-139 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 33 | Strata Lot 33 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 216-1640 Ufton Ct | 002-495-147 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 34 | Strata Lot 34 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 217-1640 Ufton Ct | 002-495-155 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 35 | Strata Lot 35 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 301-1640 Ufton Ct | 002-495-163 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 36 | Strata Lot 36 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-1640 Ufton Ct | 002-495-171 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 37 | Strata Lot 37 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 303-1640 Ufton Ct | 002-495-180 | LUC73-116 | RM5 – Medium Density Multiple Housing |

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| 38 | Strata Lot 38 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-1640 Ufton Ct | 002-495-198 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 39 | Strata Lot 39 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 305-1640 Ufton Ct | 002-495-201 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 40 | Strata Lot 40 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-1640 Ufton Ct | 002-495-210 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 41 | Strata Lot 41 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 307-1640 Ufton Ct | 002-495-228 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 42 | Strata Lot 42 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-1640 Ufton Ct | 002-495-236 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 43 | Strata Lot 43 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 309-1640 Ufton Ct | 002-495-244 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 44 | Strata Lot 44 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 310-1640 Ufton Ct | 002-495-252 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 45 | Strata Lot 45 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 311-1640 Ufton Ct | 002-495-261 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 46 | Strata Lot 46 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 312-1640 Ufton Ct | 002-495-279 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 47 | Strata Lot 47 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 313-1640 Ufton Ct | 002-495-287 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 48 | Strata Lot 48 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 314-1640 Ufton Ct | 002-495-295 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 49 | Strata Lot 49 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 315-1640 Ufton Ct | 001-795-023 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 50 | Strata Lot 50 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 316-1640 Ufton Ct | 002-495-309 | LUC73-116 | RM5 – Medium Density Multiple Housing |

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| 51 | Strata Lot 1 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 112-166o Ufton Ct | 002-607-743 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 52 | Strata Lot 2 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 111-166o Ufton Ct | 002-607-760 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 53 | Strata Lot 3 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 110-166o Ufton Ct | 002-607-786 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 54 | Strata Lot 4 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 109-166o Ufton Ct | 002-607-808 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 55 | Strata Lot 5 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 108-166o Ufton Ct | 002-607-816 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 56 | Strata Lot 6 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 107-166o Ufton Ct | 002-607-824 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 57 | Strata Lot 7 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 106-166o Ufton Ct | 002-607-832 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 58 | Strata Lot 8 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 105-166o Ufton Ct | 002-607-841 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 59 | Strata Lot 9 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-166o Ufton Ct | 002-607-859 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 60 | Strata Lot 10 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 103-166o Ufton Ct | 002-607-867 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 61 | Strata Lot 11 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 102-166o Ufton Ct | 002-607-883 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 62 | Strata Lot 12 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 101-166o Ufton Ct | 002-607-891 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 63 | Strata Lot 13 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 212-166o Ufton Ct | 002-607-905 | LUC73-116 | RM5 – Medium Density Multiple Housing |

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| 64 | Strata Lot 14 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1           | 211-1660 Ufton Ct | 002-607-921 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 65 | Strata Lot 15 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1           | 210-1660 Ufton Ct | 002-607-948 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 66 | Strata Lot 16 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1           | 209-1660 Ufton Ct | 002-607-956 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 67 | Strata Lot 17 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1           | 208-1660 Ufton Ct | 002-607-964 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 68 | Strata Lot 18 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1           | 207-1660 Ufton Ct | 002-515-369 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 69 | Strata Lot 19 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1           | 206-1660 Ufton Ct | 002-076-420 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 70 | Strata Lot 20 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1           | 205-1660 Ufton Ct | 002-607-972 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 71 | Strata Lot 21 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1           | 204-1660 Ufton Ct | 002-607-981 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 72 | Strata Lot 22 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1           | 203-1660 Ufton Ct | 002-607-999 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 73 | Strata Lot 23 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1           | 202-1660 Ufton Ct | 002-608-006 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 74 | Strata Lot 24 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1           | 201-1660 Ufton Ct | 002-608-014 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 75 | Common Property Strata Plan KAS229<br>Common property amended by addition of portions of Strata Lots 20 & 36 see amended sheets 2, 8 & 9 and DF X112591 for Statutory Declarations and Consents. | 1665 Ufton Ct     | N/A         | LUC73-116 |                                       |
| 76 | Strata Lot 1 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1            | 101-1665 Ufton Ct | 002-553-619 | LUC73-116 | RM5 – Medium Density Multiple Housing |



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| 77 | Strata Lot 2 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 102-1665 Ufton Ct | 002-553-627 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 78 | Strata Lot 3 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 103-1665 Ufton Ct | 002-553-643 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 79 | Strata Lot 4 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-1665 Ufton Ct | 002-553-651 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 80 | Strata Lot 5 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 105-1665 Ufton Ct | 001-845-080 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 81 | Strata Lot 6 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 106-1665 Ufton Ct | 002-553-660 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 82 | Strata Lot 7 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 107-1665 Ufton Ct | 002-553-678 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 83 | Strata Lot 8 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 108-1665 Ufton Ct | 002-553-686 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 84 | Strata Lot 9 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 109-1665 Ufton Ct | 002-553-694 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 85 | Strata Lot 10 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 110-1665 Ufton Ct | 002-553-716 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 86 | Strata Lot 11 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-1665 Ufton Ct | 002-553-724 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 87 | Strata Lot 12 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 112-1665 Ufton Ct | 001-599-305 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 88 | Strata Lot 13 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 113-1665 Ufton Ct | 002-553-732 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 89 | Strata Lot 14 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 114-1665 Ufton Ct | 002-553-741 | LUC73-116 | RM5 – Medium Density Multiple Housing |

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| 90  | Strata Lot 15 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 215-1665 Ufton Ct | 002-553-759 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 91  | Strata Lot 16 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 216-1665 Ufton Ct | 002-553-767 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 92  | Strata Lot 71 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 217-1665 Ufton Ct | 002-553-775 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 93  | Strata Lot 18 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 218-1665 Ufton Ct | 002-553-783 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 94  | Strata Lot 19 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 219-1665 Ufton Ct | 002-553-791 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 95  | Strata Lot 20 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 220-1665 Ufton Ct | 002-553-805 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 96  | Strata Lot 21 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 221-1665 Ufton Ct | 002-553-813 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 97  | Strata Lot 22 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 222-1665 Ufton Ct | 002-553-821 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 98  | Strata Lot 23 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 223-1665 Ufton Ct | 002-553-848 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 99  | Strata Lot 24 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 224-1665 Ufton Ct | 002-553-864 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 100 | Strata Lot 25 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 225-1665 Ufton Ct | 002-553-881 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 101 | Strata Lot 26 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 226-1665 Ufton Ct | 002-553-899 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 102 | Strata Lot 27 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 227-1665 Ufton Ct | 002-553-945 | LUC73-116 | RM5 – Medium Density Multiple Housing |

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| 103 | Strata Lot 28 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 228-1665 Ufton Ct | 002-553-961 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 104 | Strata Lot 29 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 229-1665 Ufton Ct | 002-553-996 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 105 | Strata Lot 30 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 230-1665 Ufton Ct | 002-554-003 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 106 | Strata Lot 31 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 331-1665 Ufton Ct | 002-554-011 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 107 | Strata Lot 32 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 332-1665 Ufton Ct | 002-554-020 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 108 | Strata Lot 33 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 333-1665 Ufton Ct | 002-554-038 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 109 | Strata Lot 34 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 334-1665 Ufton Ct | 002-554-046 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 110 | Strata Lot 35 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 335-1665 Ufton Ct | 002-554-054 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 111 | Strata Lot 36 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 336-1665 Ufton Ct | 002-554-062 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 112 | Strata Lot 37 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 337-1665 Ufton Ct | 002-554-071 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 113 | Strata Lot 38 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 338-1665 Ufton Ct | 002-554-089 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 114 | Strata Lot 39 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 339-1665 Ufton Ct | 002-554-097 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 115 | Strata Lot 40 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 340-1665 Ufton Ct | 002-554-101 | LUC73-116 | RM5 – Medium Density Multiple Housing |

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| 116 | Strata Lot 41 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 341-1665 Ufton Ct | 002-554-119 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 117 | Strata Lot 42 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 342-1665 Ufton Ct | 002-554-127 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 118 | Strata Lot 43 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 343-1665 Ufton Ct | 002-554-135 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 119 | Strata Lot 44 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 344-1665 Ufton Ct | 002-554-143 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 120 | Strata Lot 45 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 345-1665 Ufton Ct | 002-554-151 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 121 | Strata Lot 46 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 346-1665 Ufton Ct | 002-554-178 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 122 | Strata Lot 1 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 101-1685 Ufton Ct | 002-545-896 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 123 | Strata Lot 2 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 102-1685 Ufton Ct | 002-545-900 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 124 | Strata Lot 3 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 103-1685 Ufton Ct | 001-845-268 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 125 | Strata Lot 4 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-1685 Ufton Ct | 002-545-918 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 126 | Strata Lot 5 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 105-1685 Ufton Ct | 002-545-926 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 127 | Strata Lot 6 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 106-1685 Ufton Ct | 002-545-934 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 128 | Strata Lot 7 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 107-1685 Ufton Ct | 002-545-951 | LUC73-116 | RM5 – Medium Density Multiple Housing |

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| 129 | Strata Lot 8 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 108-1685 Ufton Ct | 002-545-977 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 130 | Strata Lot 9 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 109-1685 Ufton Ct | 002-545-993 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 131 | Strata Lot 10 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 110-1685 Ufton Ct | 002-546-001 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 132 | Strata Lot 11 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-1685 Ufton Ct | 002-546-043 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 133 | Strata Lot 12 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 112-1685 Ufton Ct | 002-546-051 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 134 | Strata Lot 13 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 113-1685 Ufton Ct | 002-546-078 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 135 | Strata Lot 14 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 114-1685 Ufton Ct | 002-546-086 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 136 | Strata Lot 15 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 115-1685 Ufton Ct | 001-865-617 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 137 | Strata Lot 16 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 116-1685 Ufton Ct | 002-546-094 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 138 | Strata Lot 17 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 201-1685 Ufton Ct | 002-564-108 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 139 | Strata Lot 18 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-1685 Ufton Ct | 002-546-116 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 140 | Strata Lot 19 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-1685 Ufton Ct | 002-546-124 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 141 | Strata Lot 20 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-1685 Ufton Ct | 002-546-132 | LUC73-116 | RM5 – Medium Density Multiple Housing |

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| 142 | Strata Lot 21 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-1685 Ufton Ct | 002-546-311 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 143 | Strata Lot 22 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-1685 Ufton Ct | 002-546-329 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 144 | Strata Lot 23 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-1685 Ufton Ct | 002-546-337 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 145 | Strata Lot 24 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-1685 Ufton Ct | 002-546-345 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 146 | Strata Lot 25 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-1685 Ufton Ct | 002-546-361 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 147 | Strata Lot 26 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 210-1685 Ufton Ct | 002-546-370 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 148 | Strata Lot 27 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 211-1685 Ufton Ct | 002-546-396 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 149 | Strata Lot 28 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 212-1685 Ufton Ct | 002-546-400 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 150 | Strata Lot 29 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 213-1685 Ufton Ct | 002-546-418 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 151 | Strata Lot 30 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 214-1685 Ufton Ct | 001-865-625 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 152 | Strata Lot 31 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 215-1685 Ufton Ct | 002-546-426 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 153 | Strata Lot 32 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 216-1685 Ufton Ct | 002-546-442 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 154 | Strata Lot 33 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 301-1685 Ufton Ct | 002-546-451 | LUC73-116 | RM5 – Medium Density Multiple Housing |

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| 155 | Strata Lot 34 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-1685 Ufton Ct | 002-546-477 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 156 | Strata Lot 35 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 303-1685 Ufton Ct | 002-546-493 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 157 | Strata Lot 36 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-1685 Ufton Ct | 002-546-507 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 158 | Strata Lot 37 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 305-1685 Ufton Ct | 002-546-515 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 159 | Strata Lot 38 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-1685 Ufton Ct | 001-843-893 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 160 | Strata Lot 39 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 307-1685 Ufton Ct | 001-599-747 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 161 | Strata Lot 40 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-1685 Ufton Ct | 001-951-033 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 162 | Strata Lot 41 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 309-1685 Ufton Ct | 002-546-523 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 163 | Strata Lot 42 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 310-1685 Ufton Ct | 002-546-566 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 164 | Strata Lot 43 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 311-1685 Ufton Ct | 002-546-574 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 165 | Strata Lot 44 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 312-1685 Ufton Ct | 002-546-582 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 166 | Strata Lot 45 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 313-1685 Ufton Ct | 002-546-591 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 167 | Strata Lot 46 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 314-1685 Ufton Ct | 002-546-612 | LUC73-116 | RM5 – Medium Density Multiple Housing |

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| 168 | Strata Lot 47 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 315-1685 Ufton Ct | 002-546-639 | LUC73-116 | RM5 – Medium Density Multiple Housing |
| 169 | Strata Lot 48 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 316-1685 Ufton Ct | 002-546-655 | LUC73-116 | RM5 – Medium Density Multiple Housing |



# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0009      **Owner:** Multiple Owners

**Address:** 1565 Noble Court      **Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination Application

Existing OCP Designation:      MRM – Multiple Unit Residential (Medium Density)

Existing Zone:      RM5 – Medium Density Multiple Housing

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**1.0 Recommendation**

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM5 – Medium Density Multiple Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject properties under Land Use Contract LUC77-1009;

THAT Application No. LUCT19-0009 to terminate LUC77-1009 from properties identifies in 'Schedule A', located at 1565 Noble Court, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

**2.0 Purpose**

To consider an application for early termination of Land Use Contract LUC77-1009 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.

**3.0 Development Planning**

Staff are bringing forth and are recommending this Land Use Contract (LUC77-1009) be terminated from the subject property. The current LUC affects one property at 1565 Noble Court. The Land Use Contract currently restricts the use to a multi-family residential building with no more than 27 residential dwelling units.

The underlying zoning (RM5 – Medium Density Multiple Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RM5 zone.

#### 4.0 Proposal

##### 4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

##### 4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

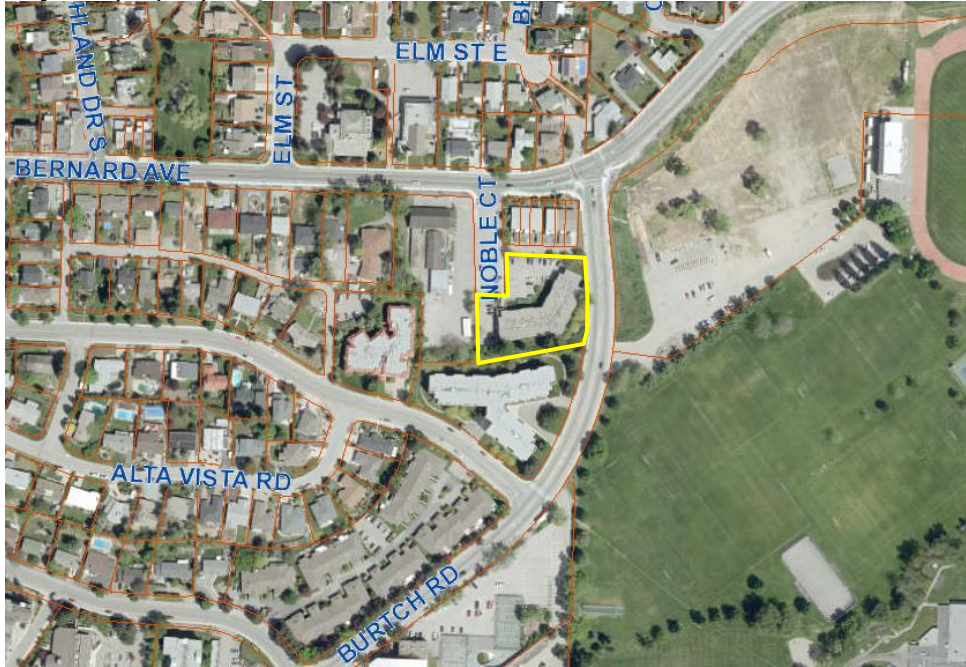
##### 4.3 Site Context

The subject property has a total area of 4,503 m<sup>2</sup> and is located at 1565 Noble Court. The property is designated MRM - Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential and park/recreation.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning  | Land Use                          |
|-------------|---|-----------------------------------|
| North       | RM2 – Low Density Row Housing                                     | Row Housing                       |
| East        | P2 – Education and Minor Institutional                            | Apple Bowl                        |
| South       | RM5 – Medium Density Multiple Housing                             | Multi-family Residential Building |
| West        | RU1 – Large Lot Housing<br>P2 – Education and Minor Institutional | Parking Lot<br>Day care           |

Subject Property Map: 1565 Noble Court



## 5.0 Current Development Policies

### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

### 5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

*Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

## 6.0 Technical Comments

N/A

**7.0 Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

**Commented [CM1]:** Minor application (no Director signoff required)

**Attachments:**

Schedule A: Strata Lots affected by LUC77-1009

| Schedule A: LUC77-1009<br>Charge #: N74467 |  |                   |                          |                   |                                       |
|--|--|-------------------|--------------------------|-------------------|---------------------------------------|
| No.  | Legal Description  | Address           | Parcel Identifier Number | Land Use Contract | Underlying Zone                       |
| 1  | Land Use Contract<br>Registration Number: N74467<br>Common Property Strata Plan: KAS283  | 1565 Noble Ct     | N/A                      | LUC77-1009        |                                       |
| 2  | Strata Lot 1 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 102-1565 Noble Ct | 002-519-089              | LUC77-1009        | RM5 – Medium Density Multiple Housing |
| 3  | Strata Lot 2 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-1565 Noble Ct | 002-519-097              | LUC77-1009        | RM5 – Medium Density Multiple Housing |
| 4  | Strata Lot 3 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 106-1565 Noble Ct | 002-519-119              | LUC77-1009        | RM5 – Medium Density Multiple Housing |
| 5  | Strata Lot 4 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 108-1565 Noble Ct | 002-519-127              | LUC77-1009        | RM5 – Medium Density Multiple Housing |
| 6  | Strata Lot 5 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 110-1565 Noble Ct | 002-519-151              | LUC77-1009        | RM5 – Medium Density Multiple Housing |
| 7  | Strata Lot 6 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 112-1565 Noble Ct | 002-519-178              | LUC77-1009        | RM5 – Medium Density Multiple Housing |
| 8  | Strata Lot 7 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 113-1565 Noble Ct | 002-519-208              | LUC77-1009        | RM5 – Medium Density Multiple Housing |
| 9  | Strata Lot 8 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 111-1565 Noble Ct | 002-519-232              | LUC77-1009        | RM5 – Medium Density Multiple Housing |
| 10   | Strata Lot 9 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 109-1565 Noble Ct | 002-222-230              | LUC77-1009        | RM5 – Medium Density Multiple Housing |
| 11   | Strata Lot 10 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 107-1565 Noble Ct | 002-519-241              | LUC77-1009        | RM5 – Medium Density Multiple Housing |

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| 12 | Strata Lot 11 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 105-1565 Noble Ct | 001-928-406 | LUC77-1009 | RM5 – Medium Density Multiple Housing |
| 13 | Strata Lot 12 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 103-1565 Noble Ct | 002-519-275 | LUC77-1009 | RM5 – Medium Density Multiple Housing |
| 14 | Strata Lot 13 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 101-1565 Noble Ct | 002-519-615 | LUC77-1009 | RM5 – Medium Density Multiple Housing |
| 15 | Strata Lot 14 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 200-1565 Noble Ct | 002-519-623 | LUC77-1009 | RM5 – Medium Density Multiple Housing |
| 16 | Strata Lot 15 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-1565 Noble Ct | 002-519-640 | LUC77-1009 | RM5 – Medium Density Multiple Housing |
| 17 | Strata Lot 16 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-1565 Noble Ct | 002-519-666 | LUC77-1009 | RM5 – Medium Density Multiple Housing |
| 18 | Strata Lot 17 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-1565 Noble Ct | 002-519-674 | LUC77-1009 | RM5 – Medium Density Multiple Housing |
| 19 | Strata Lot 18 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-1565 Noble Ct | 002-519-691 | LUC77-1009 | RM5 – Medium Density Multiple Housing |
| 20 | Strata Lot 19 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 210-1565 Noble Ct | 002-519-712 | LUC77-1009 | RM5 – Medium Density Multiple Housing |
| 21 | Strata Lot 20 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 212-1565 Noble Ct | 002-519-721 | LUC77-1009 | RM5 – Medium Density Multiple Housing |
| 22 | Strata Lot 21 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 213-1565 Noble Ct | 001-907-140 | LUC77-1009 | RM5 – Medium Density Multiple Housing |
| 23 | Strata Lot 22 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 211-1565 Noble Ct | 002-519-739 | LUC77-1009 | RM5 – Medium Density Multiple Housing |
| 24 | Strata Lot 23 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-1565 Noble Ct | 002-519-747 | LUC77-1009 | RM5 – Medium Density Multiple Housing |

|    |  |                   |             |            |                                       |
|----|--|-------------------|-------------|------------|---------------------------------------|
| 25 | Strata Lot 24 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-1565 Noble Ct | 002-519-755 | LUC77-1009 | RM5 – Medium Density Multiple Housing |
| 26 | Strata Lot 25 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-1565 Noble Ct | 002-519-763 | LUC77-1009 | RM5 – Medium Density Multiple Housing |
| 27 | Strata Lot 26 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-1565 Noble Ct | 002-519-780 | LUC77-1009 | RM5 – Medium Density Multiple Housing |
| 28 | Strata Lot 27 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 201-1565 Noble Ct | 001-717-324 | LUC77-1009 | RM5 – Medium Density Multiple Housing |

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0012

**Owner:** Multiple Owners

**Address:** 555 Rowcliffe Avenue

**Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RM5 – Medium Density Multiple Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM5 – Medium Density Multiple Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject properties under Land Use Contract LUC77-1077;

THAT Application No. LUCT19-0012 to terminate LUC77-1077 from properties identifies in 'Schedule A', located at 555 Rowcliffe Avenue, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

## 2.0 Purpose

To consider an application for early termination of Land Use Contract LUC77-1077 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.

## 3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC77-1077) be terminated from the subject property. The current LUC affects one property at 555 Rowcliffe Avenue. The Land Use Contract



currently restricts the use to a multi-family residential building with no more than 27 residential dwelling units.

The underlying zoning (RM5 – Medium Density Multiple Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RM5 zone.

#### **4.0 Proposal**

##### **4.1 Background**

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

##### **4.2 Notification**

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

##### **4.3 Site Context**

The subject property has a total area of 4,503 m<sup>2</sup> and is located at 555 Rowcliffe Avenue. The property is designated MRM - Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential and park/recreation.

Specifically, adjacent land uses are as follows:

| <b>Orientation</b> | <b>Zoning</b>                                       | <b>Land Use</b>              |
|--------------------|---|------------------------------|
| North              | CD22 – Central Green Comprehensive Development Zone | Residential Building<br>Park |
| East               | RM5 – Medium Density Multiple Housing               | Residential Building         |
| South              | RM5 – Medium Density Multiple Housing               | Residential Building         |
| West               | RM5 – Medium Density Multiple Housing               | Residential Building         |

**Subject Property Map: 555 Rowcliffe Avenue**



**5.0 Current Development Policies**

**5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts**

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

**5.2 Kelowna Official Community Plan (OCP)**

**Chapter 4: Future Land Use**

*Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

**6.0 Technical Comments**

N/A

## **7.0 Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: Strata Lots affected by LUC77-1077

| Schedule A: LUC77-1077<br>Charge #: N46097 |   |                       |                          |                   |                                       |
|--|---|-----------------------|--------------------------|-------------------|---------------------------------------|
| No.  | Legal Description   | Address               | Parcel Identifier Number | Land Use Contract | Underlying Zone                       |
| 1  | Strata Lot 1 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 101-555 Rowcliffe Ave | 002-524-571              | LUC77-1077        | RM5 – Medium Density Multiple Housing |
| 2  | Strata Lot 2 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 102-555 Rowcliffe Ave | 002-524-597              | LUC77-1077        | RM5 – Medium Density Multiple Housing |
| 3  | Strata Lot 3 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 103-555 Rowcliffe Ave | 002-524-601              | LUC77-1077        | RM5 – Medium Density Multiple Housing |
| 4  | Strata Lot 4 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 201-555 Rowcliffe Ave | 002-524-627              | LUC77-1077        | RM5 – Medium Density Multiple Housing |
| 5  | Strata Lot 5 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 202-555 Rowcliffe Ave | 002-524-635              | LUC77-1077        | RM5 – Medium Density Multiple Housing |
| 6  | Strata Lot 6 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 203-555 Rowcliffe Ave | 002-524-651              | LUC77-1077        | RM5 – Medium Density Multiple Housing |
| 7  | Strata Lot 7 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 204-555 Rowcliffe Ave | 002-524-678              | LUC77-1077        | RM5 – Medium Density Multiple Housing |
| 8  | Strata Lot 8 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 205-555 Rowcliffe Ave | 002-524-686              | LUC77-1077        | RM5 – Medium Density Multiple Housing |
| 9  | Strata Lot 9 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 206-555 Rowcliffe Ave | 002-524-708              | LUC77-1077        | RM5 – Medium Density Multiple Housing |
| 10   | Strata Lot 10 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-555 Rowcliffe Ave | 002-524-716              | LUC77-1077        | RM5 – Medium Density Multiple Housing |
| 11   | Strata Lot 11 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-555 Rowcliffe Ave | 002-524-732              | LUC77-1077        | RM5 – Medium Density Multiple Housing |

|    |   |                       |             |            |                                       |
|----|---|-----------------------|-------------|------------|---------------------------------------|
| 12 | Strata Lot 12 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 301-555 Rowcliffe Ave | 002-524-741 | LUC77-1077 | RM5 – Medium Density Multiple Housing |
| 13 | Strata Lot 13 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-555 Rowcliffe Ave | 002-524-767 | LUC77-1077 | RM5 – Medium Density Multiple Housing |
| 14 | Strata Lot 14 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 303-555 Rowcliffe Ave | 002-524-783 | LUC77-1077 | RM5 – Medium Density Multiple Housing |
| 15 | Strata Lot 15 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-555 Rowcliffe Ave | 002-524-805 | LUC77-1077 | RM5 – Medium Density Multiple Housing |
| 16 | Strata Lot 16 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 305-555 Rowcliffe Ave | 002-046-504 | LUC77-1077 | RM5 – Medium Density Multiple Housing |
| 17 | Strata Lot 17 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-555 Rowcliffe Ave | 002-524-813 | LUC77-1077 | RM5 – Medium Density Multiple Housing |
| 18 | Strata Lot 18 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 307-555 Rowcliffe Ave | 002-524-830 | LUC77-1077 | RM5 – Medium Density Multiple Housing |
| 19 | Strata Lot 19 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-555 Rowcliffe Ave | 002-524-856 | LUC77-1077 | RM5 – Medium Density Multiple Housing |
| 20 | Strata Lot 20 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 401-555 Rowcliffe Ave | 002-524-864 | LUC77-1077 | RM5 – Medium Density Multiple Housing |
| 21 | Strata Lot 21 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 402-555 Rowcliffe Ave | 002-524-881 | LUC77-1077 | RM5 – Medium Density Multiple Housing |
| 22 | Strata Lot 22 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 403-555 Rowcliffe Ave | 002-524-899 | LUC77-1077 | RM5 – Medium Density Multiple Housing |
| 23 | Strata Lot 23 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 404-555 Rowcliffe Ave | 002-524-911 | LUC77-1077 | RM5 – Medium Density Multiple Housing |
| 24 | Strata Lot 24 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 405-555 Rowcliffe Ave | 002-524-929 | LUC77-1077 | RM5 – Medium Density Multiple Housing |

|    |   |                       |             |            |                                       |
|----|---|-----------------------|-------------|------------|---------------------------------------|
| 25 | Strata Lot 25 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 406-555 Rowcliffe Ave | 002-524-937 | LUC77-1077 | RM5 – Medium Density Multiple Housing |
| 26 | Strata Lot 26 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 407-555 Rowcliffe Ave | 002-524-961 | LUC77-1077 | RM5 – Medium Density Multiple Housing |
| 27 | Strata Lot 27 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 408-555 Rowcliffe Ave | 002-524-970 | LUC77-1077 | RM5 – Medium Density Multiple Housing |

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0011

**Owner:** Multiple Owners

**Address:** 500 Lester Road

**Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RM3 – Low Density Multiple Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM3 – Low Density Multiple Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject properties under Land Use Contract LUC77-1016;

THAT Application No. LUCT19-0011 to terminate LUC77-1016 from properties identifies in 'Schedule A', located at 500 Lester Road, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

## 2.0 Purpose

To consider an application for early termination of Land Use Contract LUC77-1016 and revert the parcels to the underlying RM3 – Low Density Multiple Housing zone as identified in 'Schedule A'.

## 3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC77-1016) be terminated from the subject property. The current LUC affects one property at 500 Lester Road. The Land Use Contract currently restricts the use to a multi-family residential building.

The underlying zoning (RM3 – Low Density Multiple Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RM3 zone.

## Proposal

### 3.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

### 3.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

### 3.3 Site Context

The subject property has a total area of 3,480 m<sup>2</sup> and is located at 500 Lester Road. The property is designated MRL - Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is residential subdivision and commercial.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                   | Land Use                |
|-------------|--------------------------|-------------------------|
| North       | C10 – Service Commercial | Gas Station             |
| East        | RU1 – Large Lot Housing  | Residential Subdivision |
| South       | C9 – Tourist Commercial  | Hotel                   |
| West        | C9 – Tourist Commercial  | Hotel                   |



**Subject Property Map: 500 Lester Road**



**4.0 Current Development Policies**

**4.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts**

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

**4.2 Kelowna Official Community Plan (OCP)**

**Chapter 4: Future Land Use**

*Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

**5.0 Technical Comments**

N/A

**6.o Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

**Attachments:**

Schedule A: Strata Lots affected by LUC77-1016

| Schedule A: LUC77-1016<br>Charge #: N11209 |  |                  |                          |                   |                                    |
|--|--|------------------|--------------------------|-------------------|------------------------------------|
| No.  | Legal Description  | Address          | Parcel Identifier Number | Land Use Contract | Underlying Zone                    |
| 1  | Land Use Contract<br>Registration Number: N11209<br>Common Property Strata Plan KAS338   | 500 Lester Rd    | N/A                      | LUC77-1016        |                                    |
| 2  | Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 1-500 Lester Rd  | 002-431-769              | LUC77-1016        | RM3 – Low Density Multiple Housing |
| 3  | Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 2-500 Lester Rd  | 002-431-751              | LUC77-1016        | RM3 – Low Density Multiple Housing |
| 4  | Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 3-500 Lester Rd  | 002-431-742              | LUC77-1016        | RM3 – Low Density Multiple Housing |
| 5  | Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 4-500 Lester Rd  | 002-431-734              | LUC77-1016        | RM3 – Low Density Multiple Housing |
| 6  | Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 5-500 Lester Rd  | 002-431-726              | LUC77-1016        | RM3 – Low Density Multiple Housing |
| 7  | Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 6-500 Lester Rd  | 002-015-307              | LUC77-1016        | RM3 – Low Density Multiple Housing |
| 8  | Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 7-500 Lester Rd  | 002-431-718              | LUC77-1016        | RM3 – Low Density Multiple Housing |
| 9  | Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 8-500 Lester Rd  | 002-431-700              | LUC77-1016        | RM3 – Low Density Multiple Housing |
| 10   | Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 9-500 Lester Rd  | 002-431-696              | LUC77-1016        | RM3 – Low Density Multiple Housing |
| 11   | Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 10-500 Lester Rd | 002-431-688              | LUC77-1016        | RM3 – Low Density Multiple Housing |

|    |   |                  |             |            |                                    |
|----|---|------------------|-------------|------------|------------------------------------|
| 12 | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 11-500 Lester Rd | 002-431-670 | LUC77-1016 | RM3 – Low Density Multiple Housing |
| 13 | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 12-500 Lester Rd | 002-431-661 | LUC77-1016 | RM3 – Low Density Multiple Housing |
| 14 | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 13-500 Lester Rd | 002-431-653 | LUC77-1016 | RM3 – Low Density Multiple Housing |
| 15 | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 14-500 Lester Rd | 002-431-645 | LUC77-1016 | RM3 – Low Density Multiple Housing |
| 16 | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 15-500 Lester Rd | 002-431-637 | LUC77-1016 | RM3 – Low Density Multiple Housing |
| 17 | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 16-500 Lester Rd | 002-431-629 | LUC77-1016 | RM3 – Low Density Multiple Housing |
| 18 | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 17-500 Lester Rd | 002-431-611 | LUC77-1016 | RM3 – Low Density Multiple Housing |
| 19 | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 18-500 Lester Rd | 002-431-602 | LUC77-1016 | RM3 – Low Density Multiple Housing |

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0004

**Owner:** Multiple Owners

**Address:** Multiple Addresses

**Applicant:** City of Kelowna

**Affected  
Addresses:** Mathews Road and Jaud Road

**Subject:** Land Use Contract Termination Application

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: RR1 – Rural Residential / RR3 – Rural Residential 3

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RR1 – Rural Residential 1 and RR3 – Rural Residential 3 zones in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject properties under Land Use Contract LUC76-1105;

THAT Application No. LUCT19-0004 to terminate LUC76-1105 from properties identifies in 'Schedule A', located on Mathews Road and Jaud Road, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

## 2.0 Purpose

To consider an application for early termination of Land Use Contract LUC76-1105 and revert the parcels to the underlying RR1 – Rural Residential 1 and RR3 – Rural Residential 3 zones as identified in 'Schedule A'.

### 3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC76-1105) be terminated from the subject properties. The current LUC affects four properties on Mathews Road and Jaud Road. The Land Use Contract currently restricts the use to one single family dwelling.



Properties zoned RR1



Properties zoned RR3

The underlying zoning (RR1 – Rural Residential 1 and RR3 – Rural Residential 3) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RR1 and RR3 zone however, the new zone does permit more uses (e.g. secondary suite).

### 4.0 Proposal

#### 4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.



#### 4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

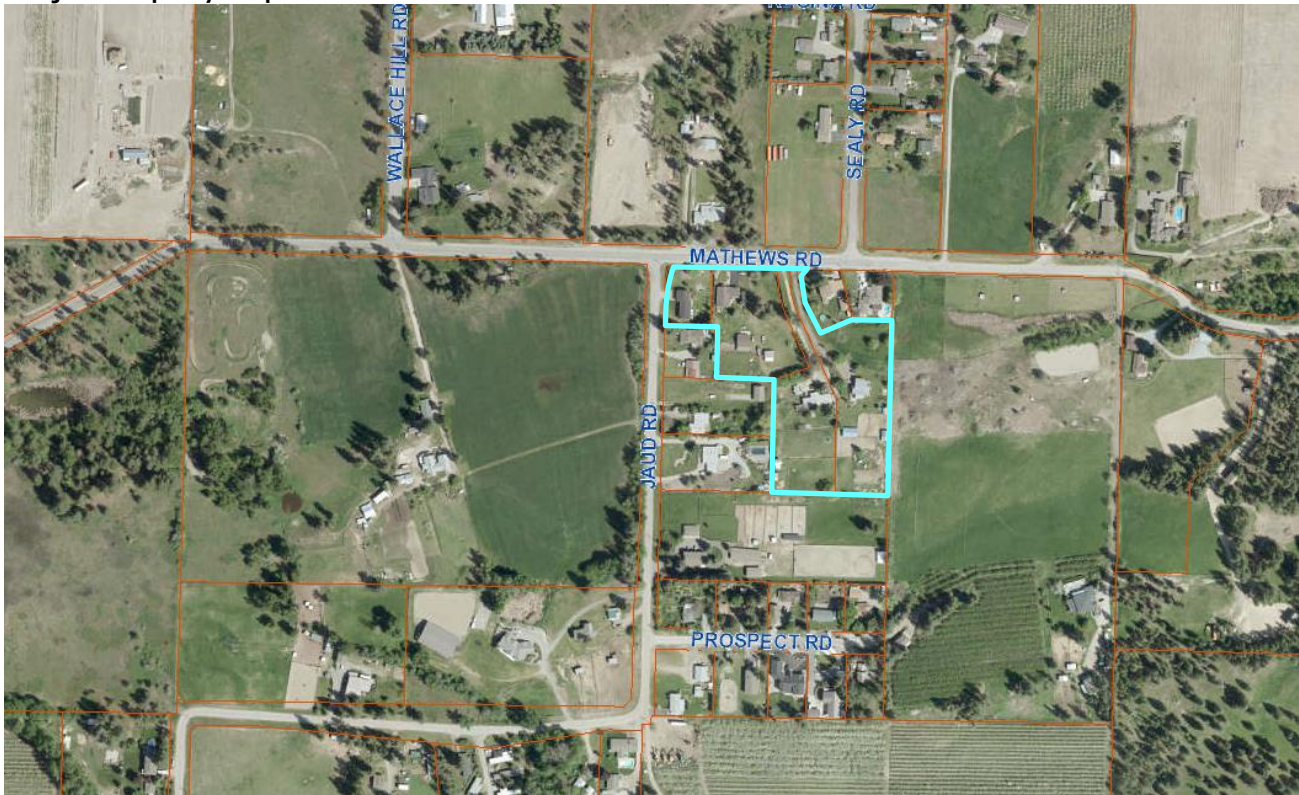
#### 4.3 Site Context

The subject properties have a total area of 23,091 m<sup>2</sup> and are located on Mathews Road and Jaud Road. The properties are designated REP – Resource Protection Area in the Official Community Plan and the surrounding area is residential and agricultural.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning             | Land Use              |
|-------------|--------------------|-----------------------|
| North       | A1 – Agriculture 1 | Residential / Farming |
| East        | A1 – Agriculture 1 | Farming               |
| South       | A1 – Agriculture 1 | Residential / Farming |
| West        | A1 – Agriculture 1 | Residential / Farming |

**Subject Property Map: Mathews Rd and Jaud Road**



## **5.0 Current Development Policies**

### **5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts**

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

### **5.2 Kelowna Official Community Plan (OCP)**

Chapter 4: Future Land Use

*Resource Protection Area (REP). Rural land preserved for agricultural, environmental and recreational purposes, including the ALR, other resource lands with environmental value and protected natural open spaces, including private open space, steeply sloped lands, Natural Environment/Hazardous Condition DP Areas, and other natural features such as watercourses, water bodies, wetlands, plant and wildlife habitat, and significant aesthetic value.*

## **6.0 Technical Comments**

N/A

## **7.0 Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: Properties affected by LUC76-1105



| Schedule A: LUC76-1105<br>Charge #: M29087 |  |                 |                          |                   |                           |
|--|--|-----------------|--------------------------|-------------------|---------------------------|
| No.  | Legal Description                            | Address         | Parcel Identifier Number | Land Use Contract | Underlying Zone           |
| 1  | Lot A Section 34 Township 29 ODYD Plan 28128 | 4213 Jaud Rd    | 004-628-489              | LUC76-1105        | RR3 – Rural Residential 3 |
| 2  | Lot C Section 34 Township 29 ODYD Plan 28128 | 3155 Mathews Rd | 004-628-519              | LUC76-1105        | RR1 – Rural Residential 1 |
| 3  | Lot D Section 34 Township 29 ODYD Plan 28128 | 3165 Mathews Rd | 004-628-527              | LUC76-1105        | RR1 – Rural Residential 1 |
| 4  | Lot B Section 34 Township 29 ODYD Plan 28128 | 3145 Mathews Rd | 004-628-497              | LUC76-1105        | RR3 – Rural Residential 3 |

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0025

**Owner:** Father De Lestre Housing Society

**Address:** 720 Houghton Road

**Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RM3 – Low Density Multiple Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM3 – Low Density Multiple Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to the subject property under Land Use Contract LUC73-14;

THAT Application No. LUCT19-0025 to terminate LUC73-14 from Lot 2, Section 27, Township 26, ODYD, Plan KAP24794, located at 720 Houghton Road, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

## 2.0 Purpose

To consider an application for early termination of Land Use Contract LUC73-14 and revert the subject property back to the underlying RM3 – Low Density Multiple Housing zone.

## 3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC73-14) be terminated from the subject property. The current LUC affects one property at 720 Houghton Road. The Land Use Contract currently restricts the use to residential accommodation for senior citizens.

The underlying zoning (RM3 – Low Density Multiple Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RM3 zone.

#### 4.0 Proposal

##### 4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

##### 4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

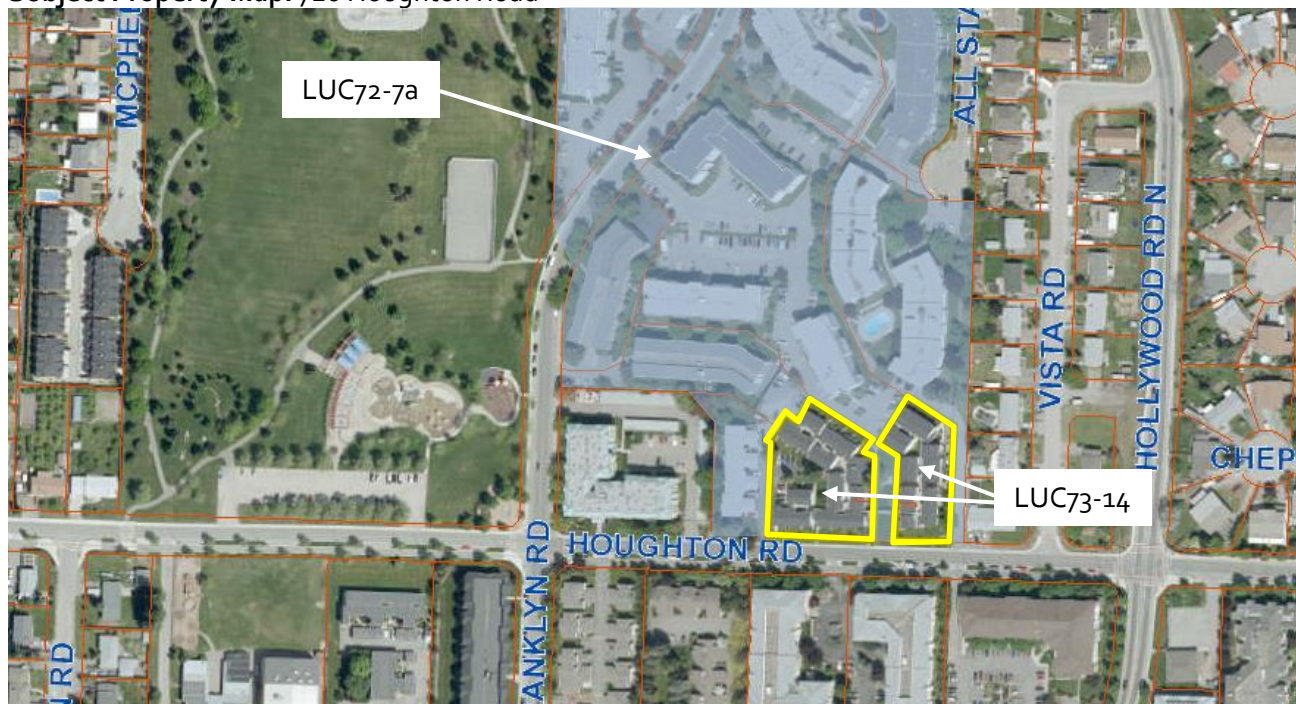
##### 4.3 Site Context

The subject property has a total area of 5,868 m<sup>2</sup> and is located at 720 Houghton Road. The property is designated MRL - Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is multi-family and single-family residential subdivision.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                                | Land Use                             |
|-------------|---------------------------------------|--------------------------------------|
| North       | RM3 – Low Density Multiple Housing    | Multi-family Residential<br>LUC72-7a |
| East        | RU1 – Large Lot Housing               | Single Family Residential            |
| South       | RM5 – Medium Density Multiple Housing | Multi-family Residential             |
| West        | RM3 – Low Density Multiple Housing    | Multi-family Residential<br>LUC72-7a |

**Subject Property Map: 720 Houghton Road**



**5.0 Current Development Policies**

**5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts**

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

**5.2 Kelowna Official Community Plan (OCP)**

**Chapter 4: Future Land Use**

*Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

**6.0 Technical Comments**

N/A

**7.0 Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0013

**Owner:** Multiple Owners

**Address:** 1950-1960 and 1955 Pacific Court

**Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RM5 – Medium Density Multiple Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM5 – Medium Density Multiple Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject properties under Land Use Contract LUC76-1094;

THAT Application No. LUCT19-0012 to terminate LUC76-1094 from properties identifies in 'Schedule A', located at 1950-1960 and 1955 Pacific Court, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

## 2.0 Purpose

To consider an application for early termination of Land Use Contract LUC76-1094 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.

## 3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC76-1094) be terminated from the subject property. The current LUC affects two properties at 1950-1960 Pacific Court and 1955 Pacific Court. The Land Use Contract currently restricts the use to multi-family residential buildings.

The underlying zoning (RM5 – Medium Density Multiple Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RM5 zone.

#### 4.0 Proposal

##### 4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

##### 4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

##### 4.3 Site Context

The subject property has a total area of 10,102 m<sup>2</sup> and is located at 1950-1960 and 1955 Pacific Court. The property is designated MRM - Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning   | Land Use                     |
|-------------|--|------------------------------|
| North       | RM3 – Low Density Multiple Housing                                   | Residential Building         |
| East        | RU6 – Two Dwelling Housing   | Residential Subdivision      |
| South       | RM5 – Medium Density Multiple Housing<br>P3 – Park and Open Space    | Residential Building<br>Park |
| West        | RM1 – Four Dwelling Housing<br>RM5 – Medium Density Multiple Housing | Residential Buildings        |



**Subject Property Map: 1950-1960 and 1955 Pacific Court**



**5.0 Current Development Policies**

**5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts**

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

**5.2 Kelowna Official Community Plan (OCP)**

**Chapter 4: Future Land Use**

*Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*



**6.o Technical Comments**

N/A

**7.o Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

**Attachments:**

Schedule A: Properties affected by LUC76-1094

| Schedule A: LUC76-1094<br>Charge #:M41736 |  |                      |                          |                   |                                       |
|---|--|----------------------|--------------------------|-------------------|---------------------------------------|
| No.                                       | Legal Description                      | Address              | Parcel Identifier Number | Land Use Contract | Underlying Zone                       |
| 1   | Lot 1 District Lot 137 ODYD Plan 28485 | 1950-1960 Pacific Ct | 004-534-131              | LUC76-1094        | RM5 – Medium Density Multiple Housing |
| 2   | Lot 2 District Lot 137 ODYD Plan 28485 | 1955 Pacific Ct      | 004-534-158              | LUC76-1094        | RM5 – Medium Density Multiple Housing |

REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0026      **Owner:** Kelowna Japanese Canadian  
Community Senior Citizens  
Society

**Address:** 1920 Burtch Road      **Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RM3 – Low Density Multiple Housing

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**1.0 Recommendation**

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM3 – Low Density Multiple Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject property under Land Use Contract LUC77-1050;

THAT Application No. LUCT19-0026 to terminate LUC77-1050 from Lot A, District Lot 137, ODYD, Plan KAP29189, located at 1920 Burtch Road, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

**2.0 Purpose**

To consider an application for early termination of Land Use Contract LUC77-1050 and revert the subject property to the underlying RM3 – Low Density Multiple Housing zone.

### **3.0 Development Planning**

Staff are bringing forth and are recommending this Land Use Contract (LUC77-1050) be terminated from the subject property. The current LUC affects one property at 1920 Burtch Road. The Land Use Contract currently restricts the use to residential buildings.

The underlying zoning (RM3 – Low Density Multiple Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RM3 zone.

### **4.0 Proposal**

#### **4.1 Background**

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

#### **4.2 Notification**

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

#### **4.3 Site Context**

The subject property has a total area of 3,480 m<sup>2</sup> and is located at 1920 Burtch Road. The property is designated MRL - Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is multi-family residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning  | Land Use                 |
|-------------|---|--------------------------|
| North       | C3 – Community Commercial                             | Commercial Stores        |
| East        | RU1 – Large Lot Housing<br>RU6 – Two Dwelling Housing | Residential Subdivision  |
| South       | RM3 – Low Density Multiple Housing                    | Multi-family Residential |
| West        | RU6 – Two Dwelling Housing                            | Row Housing              |

**Subject Property Map: 1920 Burtch Road**



## 5.0 Current Development Policies

### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

### 5.2 Kelowna Official Community Plan (OCP)

#### Chapter 4: Future Land Use

*Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density*

*Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

**6.o Technical Comments**

N/A

**7.o Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

**Commented [CM1]:** Minor application (no Director signoff required)

# 11859REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0031 Z19-0097      **Owner:** Multiple Owners

**Address:** Multiple Addresses      **Applicant:** City of Kelowna

**Affected Streets:** Franklyn Road, All Star Court, Leathead Road, and Houghton Road

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation:      MRM – Multiple Unit Residential (Medium Density)

Existing Zone:      RM3 – Low Density Multiple Housing

Proposed Zone:      RM5 – High Density Multiple Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM3 – Low Density Multiple Housing zone for the subject properties under Land Use Contract LUC72-7a outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0031 to terminate LUC72-7a from properties identified in 'Schedule A', located on Franklyn Road, All Star Court, Leathead Road, and Houghton Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0097 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject properties identified in 'Schedule B', located on Franklyn Road, All Star Court, Leathead Road, and Houghton Road, Kelowna, BC from the RM3 – Low Density Multiple Housing zone to RM5 – Medium Density Multiple Housing zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11859;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

## **2.0 Purpose**

To consider an application for the early termination of Land Use Contract LUC72-7a and rezone the parcels to the RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A and B'.

## **3.0 Development Planning**

Staff are bringing forth and are recommending this Land Use Contract (LUC72-7a) be terminated from the subject properties. The current LUC affects ten properties along Franklyn Road, All Star Court, Leathead Road, and Houghton Road. Under the current Land Use Contract, it allows for multi-family residential buildings with the following restrictions:

- Density shall not exceed 40.8 dwelling units per acre or a total of 740 dwelling units
- Buildings that are 6 storeys shall not exceed 115 dwelling units
- Buildings under 6 storeys shall not exceed 46 dwelling units

The closest equivalent of these uses and regulations in the current Zoning Bylaw, No. 8000, is RM5 – Medium Density Multiple Housing. Therefore, Staff are proposing to adopt RM5 – Medium Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan.

## **4.0 Proposal**

### **4.1 Background**

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

### **4.2 Notification**

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.



Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

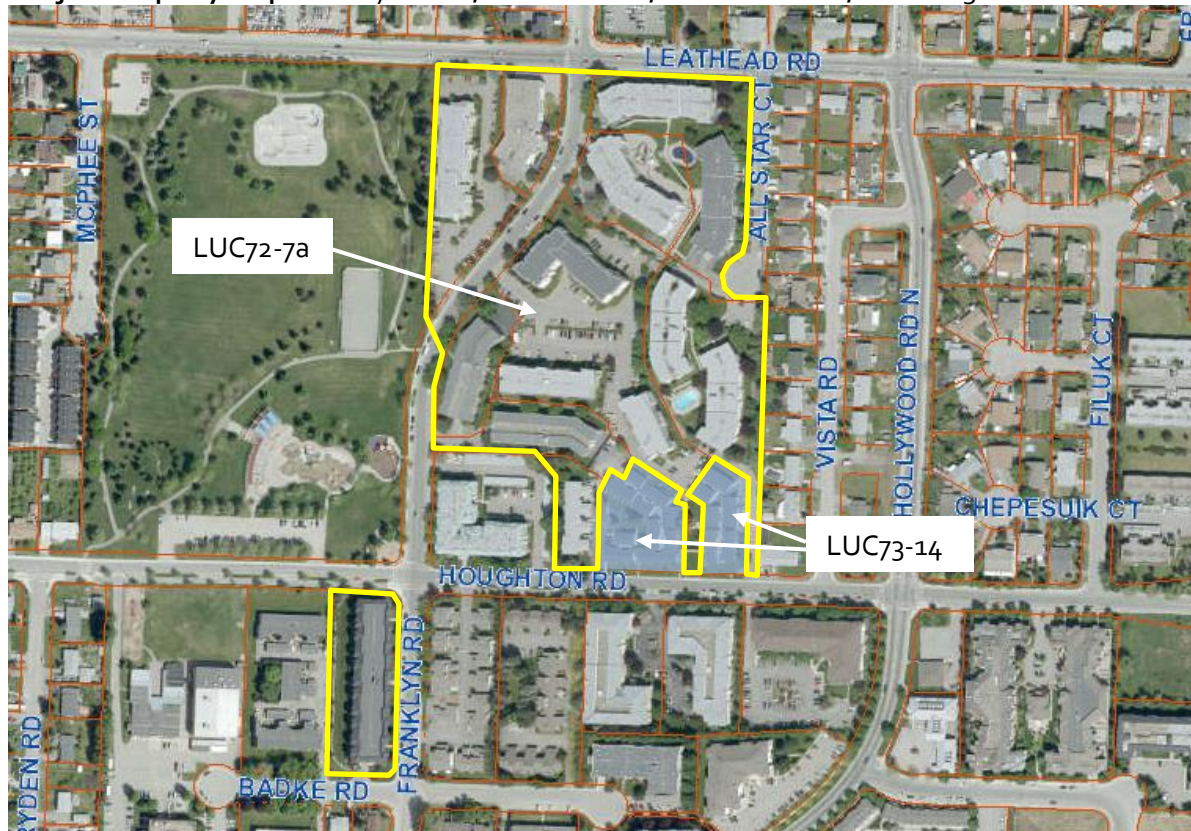
#### 4.3 Site Context

The subject property has a total area of approximately 60,734 m<sup>2</sup> and is located on Franklyn Road, All Star Court, Leathead Road, and Houghton Road. The property is designated MRM – Multiple Unit Residential (Medium Density) and in the Official Community Plan and the surrounding area is residential and park.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning  | Land Use                          |
|-------------|---|-----------------------------------|
| North       | RU6 – Two Dwelling Housing<br>RU1 – Large Lot Housing<br>P2 – Education and Minor Institutional | Residential Subdivision<br>Church |
| East        | Ru1 – Large Lot Housing   | Residential Subdivision           |
| South       | RM3 – Low Density Multiple Housing<br>RM5 – Medium Density Multiple Housing                     | Multi-Family Residential          |
| West        | P3 – Parks and Open Space   | Ben Lee Park                      |

**Subject Property Map: Franklyn Road, All Star Court, Leathead Road, and Houghton Road**



## **5.0 Current Development Policies**

### **5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts**

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

### **5.2 Kelowna Official Community Plan (OCP)**

Chapter 4: Future Land Use

*Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

## **6.0 Technical Comments**

### **6.1 Development Engineering Department**

No Concerns

### **6.2 Ministry of Transportation and Infrastructure**

No Concerns

## **7.0 Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: Properties affected by LUC72-7a

Schedule B: Properties to be rezoned to RM5

| Schedule A: LUC72-7a<br>Charge #: L31240 & K31240* |  |                    |                          |                   |                                    |
|--|--|--------------------|--------------------------|-------------------|------------------------------------|
| No.  | Legal Description  | Address            | Parcel Identifier Number | Land Use Contract | Underlying Zone                    |
| 1  | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 1-530 Franklyn Rd  | 002-334-496              | LUC72-7a          | RM3 – Low Density Multiple Housing |
| 2  | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 2-530 Franklyn Rd  | 002-334-500              | LUC72-7a          | RM3 – Low Density Multiple Housing |
| 3  | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 3-530 Franklyn Rd  | 002-334-518              | LUC72-7a          | RM3 – Low Density Multiple Housing |
| 4  | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 4-530 Franklyn Rd  | 002-334-534              | LUC72-7a          | RM3 – Low Density Multiple Housing |
| 5  | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 5-530 Franklyn Rd  | 002-334-542              | LUC72-7a          | RM3 – Low Density Multiple Housing |
| 6  | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 6-530 Franklyn Rd  | 002-334-551              | LUC72-7a          | RM3 – Low Density Multiple Housing |
| 7  | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 7-530 Franklyn Rd  | 002-334-577              | LUC72-7a          | RM3 – Low Density Multiple Housing |
| 8  | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 8-530 Franklyn Rd  | 002-334-593              | LUC72-7a          | RM3 – Low Density Multiple Housing |
| 9  | Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 9-530 Franklyn Rd  | 002-334-607              | LUC72-7a          | RM3 – Low Density Multiple Housing |
| 10   | Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 10-530 Franklyn Rd | 002-334-755              | LUC72-7a          | RM3 – Low Density Multiple Housing |
| 11   | Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 11-530 Franklyn Rd | 002-334-763              | LUC72-7a          | RM3 – Low Density Multiple Housing |

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| 12 | Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 12-530 Franklyn Rd | 002-334-798 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 13 | Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 13-530 Franklyn Rd | 002-334-801 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 14 | Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 14-530 Franklyn Rd | 002-334-810 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 15 | Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 15-530 Franklyn Rd | 002-334-828 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 16 | Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 16-530 Franklyn Rd | 002-334-852 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 17 | Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 17-530 Franklyn Rd | 002-334-861 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 18 | Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 18-530 Franklyn Rd | 002-334-887 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 19 | Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 19-530 Franklyn Rd | 002-334-895 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 20 | Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 20-530 Franklyn Rd | 002-334-917 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 21 | Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 21-530 Franklyn Rd | 002-334-925 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 22 | Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 22-530 Franklyn Rd | 002-334-933 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 23 | Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 23-530 Franklyn Rd | 002-334-941 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 24 | Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 24-530 Franklyn Rd | 002-334-976 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 25 | Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 25-530 Franklyn Rd | 002-334-984 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 26 | Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 26-530 Franklyn Rd | 002-334-992 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 27 | Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 27-530 Franklyn Rd | 002-335-000 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 28 | Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 28-530 Franklyn Rd | 002-335-034 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 29 | Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 29-530 Franklyn Rd | 002-335-042 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 30 | Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 30-530 Franklyn Rd | 002-335-051 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 31 | Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 31-530 Franklyn Rd | 002-335-069 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 32 | Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 32-530 Franklyn Rd | 002-335-085 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 33 | Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 33-530 Franklyn Rd | 002-335-107 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 34 | Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 34-530 Franklyn Rd | 002-335-123 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 35 | Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 35-530 Franklyn Rd | 002-335-131 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 36 | Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 36-530 Franklyn Rd | 002-335-140 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 37 | Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 37-530 Franklyn Rd | 002-335-158 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 38 | Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1    | 38-530 Franklyn Rd  | 002-335-174 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 39 | Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1    | 39-530 Franklyn Rd  | 002-335-182 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 40 | Lot A Section 27 Township 26 ODYD Plan 32051  | 525 Franklyn Rd     | 003-541-495 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 41 | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 101-455 Franklyn Rd | 018-205-372 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 42 | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 105-455 Franklyn Rd | 018-205-381 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 43 | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 107-455 Franklyn Rd | 018-205-399 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 44 | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 109-455 Franklyn Rd | 018-205-402 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 45 | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 108-455 Franklyn Rd | 018-205-411 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 46 | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 106-455 Franklyn Rd | 018-205-429 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 47 | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-455 Franklyn Rd | 018-205-437 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 48 | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 102-455 Franklyn Rd | 018-205-445 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 49 | Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 201-455 Franklyn Rd | 018-205-453 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 50 | Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-455 Franklyn Rd | 018-205-461 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 51 | Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-455 Franklyn Rd | 018-205-470 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 52 | Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-455 Franklyn Rd | 018-205-488 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 53 | Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-455 Franklyn Rd | 018-205-496 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 54 | Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-455 Franklyn Rd | 018-205-500 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 55 | Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-455 Franklyn Rd | 018-205-518 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 56 | Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-455 Franklyn Rd | 018-205-526 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 57 | Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 301-455 Franklyn Rd | 018-205-534 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 58 | Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 305-455 Franklyn Rd | 018-205-542 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 59 | Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 307-455 Franklyn Rd | 018-205-551 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 60 | Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 309-455 Franklyn Rd | 018-205-569 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 61 | Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-455 Franklyn Rd | 018-205-577 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 62 | Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-455 Franklyn Rd | 018-205-585 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 63 | Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-455 Franklyn Rd | 018-205-593 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 64 | Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-455 Franklyn Rd | 018-205-607 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 65 | Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 401-455 Franklyn Rd | 018-205-615 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 66 | Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 405-455 Franklyn Rd | 018-205-623 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 67 | Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 407-455 Franklyn Rd | 018-205-631 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 68 | Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 409-455 Franklyn Rd | 018-205-640 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 69 | Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 408-455 Franklyn Rd | 018-205-658 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 70 | Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 406-455 Franklyn Rd | 018-205-666 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 71 | Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 404-455 Franklyn Rd | 018-205-674 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 72 | Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 402-455 Franklyn Rd | 018-205-682 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 73 | Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 110-445 Franklyn Rd | 018-205-691 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 74 | Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 108-445 Franklyn Rd | 018-205-704 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 75 | Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 106-445 Franklyn Rd | 018-205-712 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 76 | Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 104-445 Franklyn Rd | 018-205-721 | LUC72-7a | RM3 – Low Density Multiple Housing |



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| 77 | Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 102-445 Franklyn Rd | 018-205-739 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 78 | Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 101-445 Franklyn Rd | 018-205-747 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 79 | Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 103-445 Franklyn Rd | 018-205-755 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 80 | Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 107-445 Franklyn Rd | 018-205-763 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 81 | Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 109-445 Franklyn Rd | 018-205-771 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 82 | Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-445 Franklyn Rd | 018-205-780 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 83 | Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 210-445 Franklyn Rd | 018-205-798 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 84 | Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-445 Franklyn Rd | 018-205-801 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 85 | Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-445 Franklyn Rd | 018-205-810 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 86 | Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-445 Franklyn Rd | 018-205-828 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 87 | Strata Lot 47 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-445 Franklyn Rd | 018-205-836 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 88 | Strata Lot 48 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 201-445 Franklyn Rd | 018-205-844 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 89 | Strata Lot 49 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-445 Franklyn Rd | 018-205-852 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 90  | Strata Lot 50 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-445 Franklyn Rd  | 018-205-861 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 91  | Strata Lot 51 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-445 Franklyn Rd  | 018-205-879 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 92  | Strata Lot 52 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 211-445 Franklyn Rd  | 018-205-887 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 93  | Strata Lot 53 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 310-445 Franklyn Rd  | 018-205-895 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 94  | Strata Lot 54 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-445 Franklyn Rd  | 018-205-909 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 95  | Strata Lot 55 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-445 Franklyn Rd  | 018-205-917 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 96  | Strata Lot 56 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-445 Franklyn Rd  | 018-205-925 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 97  | Strata Lot 57 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-445 Franklyn Rd  | 018-205-933 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 98  | Strata Lot 58 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 301-445 Franklyn Rd  | 018-205-941 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 99  | Strata Lot 59 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 303-445 Franklyn Rd  | 018-205-950 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 100 | Strata Lot 60 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 307-445 Franklyn Rd  | 018-205-968 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 101 | Strata Lot 61 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 309-445 Franklyn Rd  | 018-205-976 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 102 | Strata Lot 62 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 3110-445 Franklyn Rd | 018-205-984 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 103 | Strata Lot 63 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 410-445 Franklyn Rd | 018-205-992 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 104 | Strata Lot 64 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 408-445 Franklyn Rd | 018-206-000 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 105 | Strata Lot 65 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 406-445 Franklyn Rd | 018-206-018 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 106 | Strata Lot 66 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 404-445 Franklyn Rd | 018-206-026 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 107 | Strata Lot 67 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 402-445 Franklyn Rd | 018-206-034 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 108 | Strata Lot 68 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 401-445 Franklyn Rd | 018-206-042 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 109 | Strata Lot 69 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 405-445 Franklyn Rd | 018-206-051 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 110 | Strata Lot 70 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 407-445 Franklyn Rd | 018-206-069 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 111 | Strata Lot 71 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 409-445 Franklyn Rd | 018-206-077 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 112 | Strata Lot 72 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 411-445 Franklyn Rd | 018-206-085 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 113 | Strata Lot 73 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 101-475 Franklyn Rd | 018-206-093 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 114 | Strata Lot 74 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 103-475 Franklyn Rd | 018-206-107 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 115 | Strata Lot 75 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 105-475 Franklyn Rd | 018-206-115 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 116 | Strata Lot 76 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 112-475 Franklyn Rd | 018-206-123 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 117 | Strata Lot 77 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 114-475 Franklyn Rd | 018-206-131 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 118 | Strata Lot 78 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 115-475 Franklyn Rd | 018-206-140 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 119 | Strata Lot 79 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 113-475 Franklyn Rd | 018-206-158 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 120 | Strata Lot 80 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-475 Franklyn Rd | 018-206-166 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 121 | Strata Lot 81 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 110-475 Franklyn Rd | 018-206-174 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 122 | Strata Lot 82 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 108-475 Franklyn Rd | 018-206-182 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 123 | Strata Lot 83 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 106-475 Franklyn Rd | 018-206-191 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 124 | Strata Lot 84 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 104-475 Franklyn Rd | 018-206-204 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 125 | Strata Lot 85 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 102-475 Franklyn Rd | 018-206-212 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 126 | Strata Lot 86 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 201-475 Franklyn Rd | 018-206-221 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 127 | Strata Lot 87 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-475 Franklyn Rd | 018-206-239 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 128 | Strata Lot 88 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-475 Franklyn Rd | 018-206-247 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 129 | Strata Lot 89 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 212-475 Franklyn Rd | 018-206-255 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 130 | Strata Lot 90 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 214-475 Franklyn Rd | 018-206-263 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 131 | Strata Lot 91 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 215-475 Franklyn Rd | 018-206-271 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 132 | Strata Lot 92 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 213-475 Franklyn Rd | 018-206-280 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 133 | Strata Lot 93 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 211-475 Franklyn Rd | 018-206-298 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 134 | Strata Lot 94 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 210-475 Franklyn Rd | 018-206-301 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 135 | Strata Lot 95 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 208-475 Franklyn Rd | 018-206-310 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 136 | Strata Lot 96 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 206-475 Franklyn Rd | 018-206-328 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 137 | Strata Lot 97 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 204-475 Franklyn Rd | 018-206-336 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 138 | Strata Lot 98 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 202-475 Franklyn Rd | 018-206-344 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 139 | Strata Lot 99 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 301-475 Franklyn Rd | 018-206-352 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 140 | Strata Lot 100 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 303-475 Franklyn Rd | 018-206-361 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 141 | Strata Lot 101 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 305-475 Franklyn Rd | 018-206-379 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 142 | Strata Lot 102 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 312-475 Franklyn Rd | 018-206-387 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 143 | Strata Lot 103 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 314-475 Franklyn Rd | 018-206-395 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 144 | Strata Lot 104 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 315-475 Franklyn Rd | 018-206-409 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 145 | Strata Lot 105 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 313-475 Franklyn Rd | 018-206-417 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 146 | Strata Lot 106 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 311-475 Franklyn Rd | 018-206-425 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 147 | Strata Lot 107 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 310-475 Franklyn Rd | 018-206-433 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 148 | Strata Lot 108 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-475 Franklyn Rd | 018-206-441 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 149 | Strata Lot 109 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-475 Franklyn Rd | 018-206-450 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 150 | Strata Lot 110 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-475 Franklyn Rd | 018-206-468 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 151 | Strata Lot 111 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-475 Franklyn Rd | 018-206-476 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 152 | Strata Lot 112 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 401-475 Franklyn Rd | 018-206-484 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 153 | Strata Lot 113 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 403-475 Franklyn Rd | 018-206-492 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 154 | Strata Lot 114 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 405-475 Franklyn Rd | 018-206-506 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 155 | Strata Lot 115 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 412-475 Franklyn Rd | 018-206-514  | LUC72-7a | RM3 – Low Density Multiple Housing |
| 156 | Strata Lot 116 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 414-475 Franklyn Rd | 018-206-522  | LUC72-7a | RM3 – Low Density Multiple Housing |
| 157 | Strata Lot 117 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 415-475 Franklyn Rd | 018-206-531  | LUC72-7a | RM3 – Low Density Multiple Housing |
| 158 | Strata Lot 118 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 413-475 Franklyn Rd | 018-206-549  | LUC72-7a | RM3 – Low Density Multiple Housing |
| 159 | Strata Lot 119 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 411-475 Franklyn Rd | 018-206-557  | LUC72-7a | RM3 – Low Density Multiple Housing |
| 160 | Strata Lot 120 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 410-475 Franklyn Rd | 018-206-565  | LUC72-7a | RM3 – Low Density Multiple Housing |
| 161 | Strata Lot 121 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 408-475 Franklyn Rd | 018-206-573  | LUC72-7a | RM3 – Low Density Multiple Housing |
| 162 | Strata Lot 122 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 406-475 Franklyn Rd | 018-206-581  | LUC72-7a | RM3 – Low Density Multiple Housing |
| 163 | Strata Lot 123 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 404-475 Franklyn Rd | 018-206-590  | LUC72-7a | RM3 – Low Density Multiple Housing |
| 164 | Strata Lot 124 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 402-475 Franklyn Rd | 018-206-603  | LUC72-7a | RM3 – Low Density Multiple Housing |
| 165 | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1   | 101-435 Franklyn Rd | 0018-831-346 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 166 | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1   | 102-435 Franklyn Rd | 018-831-354  | LUC72-7a | RM3 – Low Density Multiple Housing |
| 167 | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1   | 103-435 Franklyn Rd | 018-831-362  | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 168 | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-435 Franklyn Rd | 018-831-371 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 169 | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 105-435 Franklyn Rd | 018-831-389 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 170 | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 106-435 Franklyn Rd | 018-831-397 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 171 | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 107-435 Franklyn Rd | 018-381-401 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 172 | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 108-435 Franklyn Rd | 018-831-419 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 173 | Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 109-435 Franklyn Rd | 018-831-427 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 174 | Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 110-435 Franklyn Rd | 018-831-435 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 175 | Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-435 Franklyn Rd | 018-831-443 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 176 | Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 112-435 Franklyn Rd | 018-831-451 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 177 | Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 113-435 Franklyn Rd | 018-831-460 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 178 | Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 114-435 Franklyn Rd | 018-831-478 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 179 | Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 115-435 Franklyn Rd | 018-831-486 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 180 | Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 201-435 Franklyn Rd | 018-831-494 | LUC72-7a | RM3 – Low Density Multiple Housing |



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| 181 | Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-435 Franklyn Rd | 018-831-508 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 182 | Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-435 Franklyn Rd | 018-831-516 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 183 | Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-435 Franklyn Rd | 018-831-524 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 184 | Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-435 Franklyn Rd | 018-831-532 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 185 | Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-435 Franklyn Rd | 018-831-541 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 186 | Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-435 Franklyn Rd | 018-831-559 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 187 | Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-435 Franklyn Rd | 018-831-567 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 188 | Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-435 Franklyn Rd | 018-831-575 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 189 | Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 210-435 Franklyn Rd | 018-831-583 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 190 | Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 211-435 Franklyn Rd | 018-831-591 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 191 | Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 212-435 Franklyn Rd | 018-831-605 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 192 | Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 213-435 Franklyn Rd | 018-831-613 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 193 | Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 214-435 Franklyn Rd | 018-831-621 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 194 | Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 215-435 Franklyn Rd | 018-831-630 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 195 | Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 301-435 Franklyn Rd | 018-831-648 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 196 | Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-435 Franklyn Rd | 018-831-656 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 197 | Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 303-435 Franklyn Rd | 018-831-664 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 198 | Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-435 Franklyn Rd | 018-831-672 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 199 | Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 305-435 Franklyn Rd | 018-831-681 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 200 | Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-435 Franklyn Rd | 018-831-699 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 201 | Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 307-435 Franklyn Rd | 018-831-702 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 202 | Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-435 Franklyn Rd | 018-831-711 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 203 | Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 309-435 Franklyn Rd | 018-831-729 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 204 | Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 310-435 Franklyn Rd | 018-831-737 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 205 | Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 311-435 Franklyn Rd | 018-831-745 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 206 | Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 312-435 Franklyn Rd | 018-831-753 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 207 | Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 313-435 Franklyn Rd | 018-831-761 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 208 | Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 314-435 Franklyn Rd | 018-831-770 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 209 | Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 315-435 Franklyn Rd | 018-831-788 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 210 | Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 316-435 Franklyn Rd | 018-831-796 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 211 | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 101-395 Franklyn Rd | 018-832-083 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 212 | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 102-395 Franklyn Rd | 018-832-091 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 213 | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 103-395 Franklyn Rd | 018-832-113 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 214 | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-395 Franklyn Rd | 018-832-121 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 215 | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 105-395 Franklyn Rd | 018-832-148 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 216 | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 106-395 Franklyn Rd | 018-832-156 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 217 | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 107-395 Franklyn Rd | 018-832-164 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 218 | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 108-395 Franklyn Rd | 018-832-172 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 219 | Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 109-395 Franklyn Rd | 018-832-181 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 220 | Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 110-395 Franklyn Rd | 018-832-199 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 221 | Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-395 Franklyn Rd | 018-832-202 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 222 | Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 112-395 Franklyn Rd | 018-832-211 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 223 | Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 113-395 Franklyn Rd | 018-832-229 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 224 | Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 114-395 Franklyn Rd | 018-832-237 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 225 | Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 115-395 Franklyn Rd | 018-832-245 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 226 | Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 201-395 Franklyn Rd | 018-832-253 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 227 | Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-395 Franklyn Rd | 018-832-261 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 228 | Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-395 Franklyn Rd | 018-832-270 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 229 | Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-395 Franklyn Rd | 018-832-288 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 230 | Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-395 Franklyn Rd | 018-832-296 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 231 | Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-395 Franklyn Rd | 018-832-300 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 232 | Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-395 Franklyn Rd | 018-832-318 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 233 | Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-395 Franklyn Rd | 018-832-326 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 234 | Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-395 Franklyn Rd | 018-832-334 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 235 | Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 210-395 Franklyn Rd | 018-832-342 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 236 | Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 211-395 Franklyn Rd | 018-832-351 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 237 | Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 212-395 Franklyn Rd | 018-832-369 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 238 | Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 213-395 Franklyn Rd | 018-832-377 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 239 | Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 214-395 Franklyn Rd | 018-832-385 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 240 | Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 216-395 Franklyn Rd | 018-832-393 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 241 | Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 301-395 Franklyn Rd | 018-832-407 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 242 | Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-395 Franklyn Rd | 018-832-415 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 243 | Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 303-395 Franklyn Rd | 018-832-423 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 244 | Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-395 Franklyn Rd | 018-832-431 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 245 | Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 305-395 Franklyn Rd | 018-832-440 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 246 | Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-395 Franklyn Rd | 018-832-458 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 247 | Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 307-395 Franklyn Rd | 018-832-466 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 248 | Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-395 Franklyn Rd | 018-832-474 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 249 | Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 309-395 Franklyn Rd | 018-832-482 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 250 | Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 310-395 Franklyn Rd | 018-832-491 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 251 | Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 311-395 Franklyn Rd | 018-832-504 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 252 | Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 312-395 Franklyn Rd | 018-832-512 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 253 | Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 313-395 Franklyn Rd | 018-832-521 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 254 | Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 316-395 Franklyn Rd | 018-832-539 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 255 | Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 314-395 Franklyn Rd | 018-832-547 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 256 | Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 315-395 Franklyn Rd | 018-832-555 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 257 | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 116-260 Franklyn Rd | 027-008-291 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 258 | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 115-260 Franklyn Rd | 027-008-304 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 259 | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 114-260 Franklyn Rd | 027-008-312 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 260 | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 113-260 Franklyn Rd | 027-008-321 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 261 | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 112-260 Franklyn Rd | 027-008-339 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 262 | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 101-260 Franklyn Rd | 027-008-347 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 263 | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 102-260 Franklyn Rd | 027-008-355 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 264 | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 103-260 Franklyn Rd | 027-008-363 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 265 | Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 104-260 Franklyn Rd | 027-008-371 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 266 | Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 105-260 Franklyn Rd | 027-008-380 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 267 | Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 106-260 Franklyn Rd | 027-008-398 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 268 | Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 107-260 Franklyn Rd | 027-008-401 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 269 | Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 108-260 Franklyn Rd | 027-008-410 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 270 | Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 109-260 Franklyn Rd | 027-008-428 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 271 | Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 110-260 Franklyn Rd | 027-008-436 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 272 | Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 111-260 Franklyn Rd | 027-008-444 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 273 | Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 121-260 Franklyn Rd | 027-008-452 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 274 | Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 120-260 Franklyn Rd | 027-008-461 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 275 | Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 119-260 Franklyn Rd | 027-008-479 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 276 | Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 118-260 Franklyn Rd | 027-008-487 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 277 | Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 117-260 Franklyn Rd | 027-008-495 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 278 | Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 216-260 Franklyn Rd | 027-008-509 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 279 | Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 215-260 Franklyn Rd | 027-008-517 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 280 | Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 214-260 Franklyn Rd | 027-008-525 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 281 | Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 213-260 Franklyn Rd | 027-008-533 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 282 | Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 212-260 Franklyn Rd | 027-008-541 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 283 | Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 201-260 Franklyn Rd | 027-008-550 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 284 | Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 202-260 Franklyn Rd | 027-008-568 | LUC72-7a | RM3 – Low Density Multiple Housing |



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| 285 | Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 203-260 Franklyn Rd | 027-008-576 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 286 | Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 204-260 Franklyn Rd | 027-008-584 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 287 | Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 205-260 Franklyn Rd | 027-008-592 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 288 | Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 206-260 Franklyn Rd | 027-008-606 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 289 | Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 207-260 Franklyn Rd | 027-008-614 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 290 | Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 208-260 Franklyn Rd | 027-008-622 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 291 | Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 209-260 Franklyn Rd | 027-008-631 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 292 | Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 210-260 Franklyn Rd | 027-008-649 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 293 | Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 211-260 Franklyn Rd | 027-008-657 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 294 | Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 221-260 Franklyn Rd | 027-008-665 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 295 | Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 220-260 Franklyn Rd | 027-008-673 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 296 | Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 219-260 Franklyn Rd | 027-008-681 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 297 | Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 218-260 Franklyn Rd | 027-008-690 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 298 | Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 217-260 Franklyn Rd | 027-008-703 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 299 | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 104-445 All Star Ct | 002-775-883 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 300 | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 105-445 All Star Ct | 002-775-891 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 301 | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 106-445 All Star Ct | 002-775-905 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 302 | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 107-445 All Star Ct | 002-775-913 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 303 | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 108-445 All Star Ct | 002-348-225 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 304 | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 109-445 All Star Ct | 002-775-921 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 305 | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 110-445 All Star Ct | 002-775-948 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 306 | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 111-445 All Star Ct | 002-775-956 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 307 | Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 112-445 All Star Ct | 002-775-972 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 308 | Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1     | 101-445 All Star Ct | 002-263-254 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 309 | Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1     | 102-445 All Star Ct | 002-775-981 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 310 | Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1     | 103-445 All Star Ct | 001-611-704 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 311 | Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-445 All Star Ct | 002-775-999 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 312 | Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-445 All Star Ct | 002-776-006 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 313 | Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-445 All Star Ct | 002-776-014 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 314 | Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-445 All Star Ct | 002-776-022 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 315 | Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-445 All Star Ct | 002-776-031 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 316 | Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-445 All Star Ct | 002-776-057 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 317 | Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 210-445 All Star Ct | 002-776-065 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 318 | Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 211-445 All Star Ct | 002-776-081 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 319 | Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 212-445 All Star Ct | 002-776-090 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 320 | Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 201-445 All Star Ct | 002-776-103 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 321 | Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-445 All Star Ct | 002-776-111 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 322 | Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-445 All Star Ct | 001-647-318 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 323 | Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-445 All Star Ct | 002-776-120 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 324 | Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 305-445 All Star Ct | 002-776-138 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 325 | Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-445 All Star Ct | 002-776-154 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 326 | Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 307-445 All Star Ct | 002-776-162 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 327 | Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-445 All Star Ct | 002-776-189 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 328 | Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 309-445 All Star Ct | 002-776-201 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 329 | Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 310-445 All Star Ct | 002-776-219 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 330 | Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 311-445 All Star Ct | 002-776-227 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 331 | Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 312-445 All Star Ct | 002-776-235 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 332 | Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 301-445 All Star Ct | 002-776-243 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 333 | Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-445 All Star Ct | 002-776-251 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 334 | Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 303-445 All Star Ct | 002-776-278 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 335 | Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 116-450 All Star Ct | 002-776-286 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 336 | Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 117-450 All Star Ct | 002-776-294 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 337 | Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 118-450 All Star Ct | 002-776-308 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 338 | Strata Lot 40 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 119-450 All Star Ct | 002-776-272 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 339 | Strata Lot 41 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 120-450 All Star Ct | 002-776-324 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 340 | Strata Lot 42 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 121-450 All Star Ct | 002-776-332 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 341 | Strata Lot 43 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 122-450 All Star Ct | 002-776-341 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 342 | Strata Lot 44 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 123-450 All Star Ct | 002-776-606 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 343 | Strata Lot 45 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 124-450 All Star Ct | 002-776-359 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 344 | Strata Lot 46 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 113-450 All Star Ct | 001-855-656 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 345 | Strata Lot 47 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 114-450 All Star Ct | 002-776-375 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 346 | Strata Lot 48 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 115-450 All Star Ct | 002-776-391 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 347 | Strata Lot 49 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 216-450 All Star Ct | 002-776-405 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 348 | Strata Lot 50 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 217-450 All Star Ct | 002-776-421 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 349 | Strata Lot 51 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 218-450 All Star Ct | 002-776-430 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 350 | Strata Lot 52 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 219-450 All Star Ct | 002-776-456 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 351 | Strata Lot 53 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 220-450 All Star Ct | 002-776-464 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 352 | Strata Lot 54 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 221-450 All Star Ct | 002-776-472 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 353 | Strata Lot 55 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 222-450 All Star Ct | 002-776-499 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 354 | Strata Lot 56 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 223-450 All Star Ct | 002-776-529 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 355 | Strata Lot 57 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 224-450 All Star Ct | 002-776-545 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 356 | Strata Lot 58 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 213-450 All Star Ct | 002-776-553 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 357 | Strata Lot 59 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 214-450 All Star Ct | 002-776-561 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 358 | Strata Lot 60 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 215-450 All Star Ct | 002-776-588 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 359 | Strata Lot 61 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 316-450 All Star Ct | 002-776-596 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 360 | Strata Lot 62 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 317-450 All Star Ct | 002-776-600 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 361 | Strata Lot 63 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 318-450 All Star Ct | 002-776-626 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 362 | Strata Lot 64 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 319-450 All Star Ct | 002-773-279 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 363 | Strata Lot 65 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 320-450 All Star Ct | 002-776-634 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 364 | Strata Lot 66 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 321-450 All Star Ct | 002-776-642 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 365 | Strata Lot 67 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 322-450 All Star Ct | 002-357-101 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 366 | Strata Lot 68 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 323-450 All Star Ct | 002-776-651 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 367 | *Strata Lot 69 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 324-450 All Star Ct | 002-776-669 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 368 | Strata Lot 70 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 313-450 All Star Ct | 002-776-677 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 369 | Strata Lot 71 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 314-450 All Star Ct | 002-776-685 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 370 | Strata Lot 72 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 315-450 All Star Ct | 002-776-693 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 371 | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 129-495 All Star Ct | 002-646-129 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 372 | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 130-495 All Star Ct | 002-646-145 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 373 | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 131-495 All Star Ct | 002-009-099 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 374 | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 132-495 All Star Ct | 002-646-153 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 375 | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 133-495 All Star Ct | 002-646-170 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 376 | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 134-495 All Star Ct | 002-646-196 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 377 | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 135-495 All Star Ct | 002-646-200 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 378 | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 136-495 All Star Ct | 002-646-226 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 379 | Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 137-495 All Star Ct | 002-646-251 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 380 | Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 138-495 All Star Ct | 002-646-285 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 381 | Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 125-495 All Star Ct | 002-646-293 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 382 | Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 126-495 All Star Ct | 002-000-679 | LUC72-7a | RM3 – Low Density Multiple Housing |



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| 383 | Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 127-495 All Star Ct | 002-646-323 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 384 | Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 128-495 All Star Ct | 002-646-331 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 385 | Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 229-495 All Star Ct | 002-646-358 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 386 | Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 230-495 All Star Ct | 002-646-366 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 387 | Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 231-495 All Star Ct | 002-646-382 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 388 | Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 232-495 All Star Ct | 002-646-404 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 389 | Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 233-495 All Star Ct | 002-646-412 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 390 | Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 234-495 All Star Ct | 002-646-439 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 391 | Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 235-495 All Star Ct | 002-646-447 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 392 | Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 236-495 All Star Ct | 002-646-463 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 393 | Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 237-495 All Star Ct | 002-646-480 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 394 | Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 238-495 All Star Ct | 002-646-498 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 395 | Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 225-495 All Star Ct | 002-646-601 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 396 | Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 226-495 All Star Ct | 002-646-510 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 397 | Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 227-495 All Star Ct | 002-646-528 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 398 | Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 228-495 All Star Ct | 002-646-536 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 399 | Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 329-495 All Star Ct | 002-646-544 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 400 | Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 330-495 All Star Ct | 001-600-214 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 401 | Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 331-495 All Star Ct | 002-646-561 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 402 | Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 332-495 All Star Ct | 002-646-587 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 403 | Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 333-495 All Star Ct | 002-646-595 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 404 | Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 334-495 All Star Ct | 002-646-609 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 405 | Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 335-495 All Star Ct | 002-646-617 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 406 | Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 336-495 All Star Ct | 002-646-633 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 407 | Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 337-495 All Star Ct | 002-646-650 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 408 | Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 338-495 All Star Ct | 002-646-668 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 409 | Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 325-495 All Star Ct | 002-646-684 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 410 | Strata Lot 40 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 326-495 All Star Ct | 002-646-692 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 411 | Strata Lot 41 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 327-495 All Star Ct | 002-646-706 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 412 | Strata Lot 42 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 328-495 All Star Ct | 002-646-714 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 413 | Strata Lot 43 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 143-715 Leathead Rd | 002-646-731 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 414 | Strata Lot 44 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 144-715 Leathead Rd | 002-646-757 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 415 | Strata Lot 45 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 145-715 Leathead Rd | 002-646-765 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 416 | Strata Lot 46 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 146-715 Leathead Rd | 001-973-754 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 417 | Strata Lot 47 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 147-715 Leathead Rd | 002-646-781 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 418 | Strata Lot 48 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 148-715 Leathead Rd | 002-646-790 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 419 | Strata Lot 49 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 149-715 Leathead Rd | 002-646-803 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 420 | Strata Lot 50 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 148-715 Leathead Rd | 002-642-085 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 421 | Strata Lot 51 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 149-715 Leathead Rd | 002-646-811 | LUC72-7a | RM3 – Low Density Multiple Housing |

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|-----|--|---------------------|-------------|----------|------------------------------------|
| 422 | Strata Lot 52 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 152-715 Leathead Rd | 001-975-803 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 423 | Strata Lot 53 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 139-715 Leathead Rd | 001-965-956 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 424 | Strata Lot 54 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 140-715 Leathead Rd | 002-646-820 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 425 | Strata Lot 55 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 141-715 Leathead Rd | 002-646-838 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 426 | Strata Lot 56 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 142-715 Leathead Rd | 002-646-862 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 427 | Strata Lot 57 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 243-715 Leathead Rd | 002-646-871 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 428 | Strata Lot 58 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 244-715 Leathead Rd | 002-646-889 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 429 | Strata Lot 59 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 245-715 Leathead Rd | 001-834-339 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 430 | Strata Lot 60 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 246-715 Leathead Rd | 002-646-901 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 431 | Strata Lot 61 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 247-715 Leathead Rd | 002-016-761 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 432 | Strata Lot 62 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 248-715 Leathead Rd | 002-654-365 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 433 | Strata Lot 63 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 249-715 Leathead Rd | 002-646-935 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 434 | Strata Lot 64 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 250-715 Leathead Rd | 002-646-943 | LUC72-7a | RM3 – Low Density Multiple Housing |

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| 435 | Strata Lot 65 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 251-715 Leathead Rd | 001-733-770 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 436 | Strata Lot 66 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 252-715 Leathead Rd | 002-080-150 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 437 | Strata Lot 67 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 239-715 Leathead Rd | 002-301-750 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 438 | Strata Lot 68 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 240-715 Leathead Rd | 002-646-951 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 439 | Strata Lot 69 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 241-715 Leathead Rd | 001-958-887 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 440 | Strata Lot 70 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 242-715 Leathead Rd | 002-635-089 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 441 | Strata Lot 71 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 343-715 Leathead Rd | 002-646-960 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 442 | Strata Lot 72 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 344-715 Leathead Rd | 002-646-978 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 443 | Strata Lot 73 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 345-715 Leathead Rd | 002-305-003 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 444 | Strata Lot 74 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 346-715 Leathead Rd | 002-646-994 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 445 | Strata Lot 75 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 347-715 Leathead Rd | 002-647-001 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 446 | Strata Lot 76 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 348-715 Leathead Rd | 002-974-220 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 447 | Strata Lot 77 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 349-715 Leathead Rd | 001-696-335 | LUC72-7a | RM3 – Low Density Multiple Housing |

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|-----|--|---------------------|-------------|----------|------------------------------------|
| 448 | Strata Lot 78 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 250-715 Leathead Rd | 002-647-010 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 449 | Strata Lot 79 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 250-715 Leathead Rd | 002-088-894 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 450 | Strata Lot 80 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 352-715 Leathead Rd | 002-268-906 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 451 | Strata Lot 81 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 339-715 Leathead Rd | 002-647-028 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 452 | Strata Lot 82 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 340-715 Leathead Rd | 001-662-775 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 453 | Strata Lot 83 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 341-715 Leathead Rd | 002-088-908 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 454 | Strata Lot 84 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 342-715 Leathead Rd | 001-612-484 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 455 | Lot 1 Section 27 Township 26 ODYD Plan 30826   | 815 Leathead Rd     | 003-843-246 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 456 | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 8-750 Houghton Rd   | 002-273-497 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 457 | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 7-750 Houghton Rd   | 002-520-851 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 458 | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 6-750 Houghton Rd   | 002-520-869 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 459 | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 5-750 Houghton Rd   | 002-520-893 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 460 | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 4-750 Houghton Rd   | 002-520-907 | LUC72-7a | RM3 – Low Density Multiple Housing |

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|-----|---|-------------------|-------------|----------|------------------------------------|
| 461 | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 3-750 Houghton Rd | 002-520-915 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 462 | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 2-750 Houghton Rd | 002-520-958 | LUC72-7a | RM3 – Low Density Multiple Housing |
| 463 | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 1-750 Houghton Rd | 002-520-966 | LUC72-7a | RM3 – Low Density Multiple Housing |

**Schedule A: LUC72-7a**  
**Charge #: L31240 & K31240\***

| No. | Legal Description  | Address            | Parcel Identifier Number | Land Use Contract | Underlying Zone                    | Proposed Zone                         |
|-----|--|--------------------|--------------------------|-------------------|------------------------------------|---------------------------------------|
| 1   | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 1-530 Franklyn Rd  | 002-334-496              | LUC72-7a          | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 2   | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 2-530 Franklyn Rd  | 002-334-500              | LUC72-7a          | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 3   | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 3-530 Franklyn Rd  | 002-334-518              | LUC72-7a          | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 4   | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 4-530 Franklyn Rd  | 002-334-534              | LUC72-7a          | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 5   | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 5-530 Franklyn Rd  | 002-334-542              | LUC72-7a          | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 6   | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 6-530 Franklyn Rd  | 002-334-551              | LUC72-7a          | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 7   | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 7-530 Franklyn Rd  | 002-334-577              | LUC72-7a          | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 8   | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 8-530 Franklyn Rd  | 002-334-593              | LUC72-7a          | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 9   | Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 9-530 Franklyn Rd  | 002-334-607              | LUC72-7a          | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 10  | Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 10-530 Franklyn Rd | 002-334-755              | LUC72-7a          | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 11  | Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 11-530 Franklyn Rd | 002-334-763              | LUC72-7a          | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |



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|----|--|--------------------|-------------|----------|------------------------------------|---------------------------------------|
| 12 | Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 12-530 Franklyn Rd | 002-334-798 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 13 | Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 13-530 Franklyn Rd | 002-334-801 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 14 | Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 14-530 Franklyn Rd | 002-334-810 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 15 | Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 15-530 Franklyn Rd | 002-334-828 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 16 | Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 16-530 Franklyn Rd | 002-334-852 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 17 | Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 17-530 Franklyn Rd | 002-334-861 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 18 | Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 18-530 Franklyn Rd | 002-334-887 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 19 | Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 19-530 Franklyn Rd | 002-334-895 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 20 | Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 20-530 Franklyn Rd | 002-334-917 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 21 | Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 21-530 Franklyn Rd | 002-334-925 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 22 | Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 22-530 Franklyn Rd | 002-334-933 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 23 | Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 23-530 Franklyn Rd | 002-334-941 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 24 | Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 24-530 Franklyn Rd | 002-334-976 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 25 | Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 25-530 Franklyn Rd | 002-334-984 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 26 | Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 26-530 Franklyn Rd | 002-334-992 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 27 | Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 27-530 Franklyn Rd | 002-335-000 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 28 | Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 28-530 Franklyn Rd | 002-335-034 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 29 | Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 29-530 Franklyn Rd | 002-335-042 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 30 | Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 30-530 Franklyn Rd | 002-335-051 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 31 | Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 31-530 Franklyn Rd | 002-335-069 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 32 | Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 32-530 Franklyn Rd | 002-335-085 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 33 | Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 33-530 Franklyn Rd | 002-335-107 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 34 | Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 34-530 Franklyn Rd | 002-335-123 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 35 | Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 35-530 Franklyn Rd | 002-335-131 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 36 | Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 36-530 Franklyn Rd | 002-335-140 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 37 | Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 37-530 Franklyn Rd | 002-335-158 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 38 | Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1    | 38-530 Franklyn Rd  | 002-335-174 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 39 | Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1    | 39-530 Franklyn Rd  | 002-335-182 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 40 | Lot A Section 27 Township 26 ODYD Plan 32051  | 525 Franklyn Rd     | 003-541-495 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 41 | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 101-455 Franklyn Rd | 018-205-372 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 42 | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 105-455 Franklyn Rd | 018-205-381 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 43 | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 107-455 Franklyn Rd | 018-205-399 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 44 | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 109-455 Franklyn Rd | 018-205-402 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 45 | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 108-455 Franklyn Rd | 018-205-411 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 46 | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 106-455 Franklyn Rd | 018-205-429 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 47 | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-455 Franklyn Rd | 018-205-437 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 48 | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 102-455 Franklyn Rd | 018-205-445 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 49 | Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 201-455 Franklyn Rd | 018-205-453 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 50 | Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-455 Franklyn Rd | 018-205-461 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 51 | Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-455 Franklyn Rd | 018-205-470 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 52 | Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-455 Franklyn Rd | 018-205-488 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 53 | Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-455 Franklyn Rd | 018-205-496 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 54 | Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-455 Franklyn Rd | 018-205-500 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 55 | Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-455 Franklyn Rd | 018-205-518 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 56 | Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-455 Franklyn Rd | 018-205-526 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 57 | Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 301-455 Franklyn Rd | 018-205-534 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 58 | Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 305-455 Franklyn Rd | 018-205-542 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 59 | Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 307-455 Franklyn Rd | 018-205-551 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 60 | Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 309-455 Franklyn Rd | 018-205-569 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 61 | Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-455 Franklyn Rd | 018-205-577 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 62 | Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-455 Franklyn Rd | 018-205-585 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 63 | Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-455 Franklyn Rd | 018-205-593 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 64 | Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-455 Franklyn Rd | 018-205-607 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 65 | Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 401-455 Franklyn Rd | 018-205-615 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 66 | Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 405-455 Franklyn Rd | 018-205-623 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 67 | Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 407-455 Franklyn Rd | 018-205-631 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 68 | Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 409-455 Franklyn Rd | 018-205-640 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 69 | Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 408-455 Franklyn Rd | 018-205-658 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 70 | Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 406-455 Franklyn Rd | 018-205-666 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 71 | Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 404-455 Franklyn Rd | 018-205-674 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 72 | Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 402-455 Franklyn Rd | 018-205-682 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 73 | Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 110-445 Franklyn Rd | 018-205-691 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 74 | Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 108-445 Franklyn Rd | 018-205-704 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 75 | Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 106-445 Franklyn Rd | 018-205-712 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 76 | Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 104-445 Franklyn Rd | 018-205-721 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 77 | Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 102-445 Franklyn Rd | 018-205-739 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 78 | Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 101-445 Franklyn Rd | 018-205-747 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 79 | Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 103-445 Franklyn Rd | 018-205-755 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 80 | Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 107-445 Franklyn Rd | 018-205-763 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 81 | Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 109-445 Franklyn Rd | 018-205-771 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 82 | Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-445 Franklyn Rd | 018-205-780 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 83 | Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 210-445 Franklyn Rd | 018-205-798 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 84 | Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-445 Franklyn Rd | 018-205-801 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 85 | Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-445 Franklyn Rd | 018-205-810 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 86 | Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-445 Franklyn Rd | 018-205-828 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 87 | Strata Lot 47 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-445 Franklyn Rd | 018-205-836 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 88 | Strata Lot 48 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 201-445 Franklyn Rd | 018-205-844 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 89 | Strata Lot 49 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-445 Franklyn Rd | 018-205-852 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 90  | Strata Lot 50 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-445 Franklyn Rd  | 018-205-861 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 91  | Strata Lot 51 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-445 Franklyn Rd  | 018-205-879 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 92  | Strata Lot 52 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 211-445 Franklyn Rd  | 018-205-887 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 93  | Strata Lot 53 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 310-445 Franklyn Rd  | 018-205-895 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 94  | Strata Lot 54 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-445 Franklyn Rd  | 018-205-909 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 95  | Strata Lot 55 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-445 Franklyn Rd  | 018-205-917 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 96  | Strata Lot 56 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-445 Franklyn Rd  | 018-205-925 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 97  | Strata Lot 57 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-445 Franklyn Rd  | 018-205-933 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 98  | Strata Lot 58 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 301-445 Franklyn Rd  | 018-205-941 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 99  | Strata Lot 59 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 303-445 Franklyn Rd  | 018-205-950 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 100 | Strata Lot 60 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 307-445 Franklyn Rd  | 018-205-968 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 101 | Strata Lot 61 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 309-445 Franklyn Rd  | 018-205-976 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 102 | Strata Lot 62 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 3110-445 Franklyn Rd | 018-205-984 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 103 | Strata Lot 63 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 410-445 Franklyn Rd | 018-205-992 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 104 | Strata Lot 64 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 408-445 Franklyn Rd | 018-206-000 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 105 | Strata Lot 65 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 406-445 Franklyn Rd | 018-206-018 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 106 | Strata Lot 66 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 404-445 Franklyn Rd | 018-206-026 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 107 | Strata Lot 67 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 402-445 Franklyn Rd | 018-206-034 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 108 | Strata Lot 68 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 401-445 Franklyn Rd | 018-206-042 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 109 | Strata Lot 69 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 405-445 Franklyn Rd | 018-206-051 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 110 | Strata Lot 70 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 407-445 Franklyn Rd | 018-206-069 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 111 | Strata Lot 71 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 409-445 Franklyn Rd | 018-206-077 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 112 | Strata Lot 72 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 411-445 Franklyn Rd | 018-206-085 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 113 | Strata Lot 73 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 101-475 Franklyn Rd | 018-206-093 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 114 | Strata Lot 74 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 103-475 Franklyn Rd | 018-206-107 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 115 | Strata Lot 75 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 105-475 Franklyn Rd | 018-206-115 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |



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| 116 | Strata Lot 76 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 112-475 Franklyn Rd | 018-206-123 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 117 | Strata Lot 77 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 114-475 Franklyn Rd | 018-206-131 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 118 | Strata Lot 78 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 115-475 Franklyn Rd | 018-206-140 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 119 | Strata Lot 79 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 113-475 Franklyn Rd | 018-206-158 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 120 | Strata Lot 80 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-475 Franklyn Rd | 018-206-166 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 121 | Strata Lot 81 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 110-475 Franklyn Rd | 018-206-174 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 122 | Strata Lot 82 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 108-475 Franklyn Rd | 018-206-182 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 123 | Strata Lot 83 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 106-475 Franklyn Rd | 018-206-191 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 124 | Strata Lot 84 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 104-475 Franklyn Rd | 018-206-204 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 125 | Strata Lot 85 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 102-475 Franklyn Rd | 018-206-212 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 126 | Strata Lot 86 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 201-475 Franklyn Rd | 018-206-221 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 127 | Strata Lot 87 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-475 Franklyn Rd | 018-206-239 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 128 | Strata Lot 88 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-475 Franklyn Rd | 018-206-247 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 129 | Strata Lot 89 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 212-475 Franklyn Rd | 018-206-255 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 130 | Strata Lot 90 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 214-475 Franklyn Rd | 018-206-263 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 131 | Strata Lot 91 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 215-475 Franklyn Rd | 018-206-271 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 132 | Strata Lot 92 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 213-475 Franklyn Rd | 018-206-280 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 133 | Strata Lot 93 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 211-475 Franklyn Rd | 018-206-298 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 134 | Strata Lot 94 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 210-475 Franklyn Rd | 018-206-301 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 135 | Strata Lot 95 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 208-475 Franklyn Rd | 018-206-310 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 136 | Strata Lot 96 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 206-475 Franklyn Rd | 018-206-328 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 137 | Strata Lot 97 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 204-475 Franklyn Rd | 018-206-336 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 138 | Strata Lot 98 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 202-475 Franklyn Rd | 018-206-344 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 139 | Strata Lot 99 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 301-475 Franklyn Rd | 018-206-352 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 140 | Strata Lot 100 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 303-475 Franklyn Rd | 018-206-361 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 141 | Strata Lot 101 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 305-475 Franklyn Rd | 018-206-379 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 142 | Strata Lot 102 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 312-475 Franklyn Rd | 018-206-387 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 143 | Strata Lot 103 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 314-475 Franklyn Rd | 018-206-395 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 144 | Strata Lot 104 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 315-475 Franklyn Rd | 018-206-409 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 145 | Strata Lot 105 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 313-475 Franklyn Rd | 018-206-417 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 146 | Strata Lot 106 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 311-475 Franklyn Rd | 018-206-425 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 147 | Strata Lot 107 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 310-475 Franklyn Rd | 018-206-433 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 148 | Strata Lot 108 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-475 Franklyn Rd | 018-206-441 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 149 | Strata Lot 109 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-475 Franklyn Rd | 018-206-450 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 150 | Strata Lot 110 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-475 Franklyn Rd | 018-206-468 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 151 | Strata Lot 111 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-475 Franklyn Rd | 018-206-476 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 152 | Strata Lot 112 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 401-475 Franklyn Rd | 018-206-484 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 153 | Strata Lot 113 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 403-475 Franklyn Rd | 018-206-492 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 154 | Strata Lot 114 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 405-475 Franklyn Rd | 018-206-506 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 155 | Strata Lot 115 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 412-475 Franklyn Rd | 018-206-514  | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 156 | Strata Lot 116 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 414-475 Franklyn Rd | 018-206-522  | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 157 | Strata Lot 117 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 415-475 Franklyn Rd | 018-206-531  | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 158 | Strata Lot 118 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 413-475 Franklyn Rd | 018-206-549  | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 159 | Strata Lot 119 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 411-475 Franklyn Rd | 018-206-557  | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 160 | Strata Lot 120 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 410-475 Franklyn Rd | 018-206-565  | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 161 | Strata Lot 121 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 408-475 Franklyn Rd | 018-206-573  | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 162 | Strata Lot 122 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 406-475 Franklyn Rd | 018-206-581  | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 163 | Strata Lot 123 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 404-475 Franklyn Rd | 018-206-590  | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 164 | Strata Lot 124 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 402-475 Franklyn Rd | 018-206-603  | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 165 | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1   | 101-435 Franklyn Rd | 0018-831-346 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 166 | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1   | 102-435 Franklyn Rd | 018-831-354  | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 167 | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1   | 103-435 Franklyn Rd | 018-831-362  | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 168 | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-435 Franklyn Rd | 018-831-371 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 169 | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 105-435 Franklyn Rd | 018-831-389 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 170 | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 106-435 Franklyn Rd | 018-831-397 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 171 | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 107-435 Franklyn Rd | 018-381-401 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 172 | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 108-435 Franklyn Rd | 018-831-419 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 173 | Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 109-435 Franklyn Rd | 018-831-427 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 174 | Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 110-435 Franklyn Rd | 018-831-435 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 175 | Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-435 Franklyn Rd | 018-831-443 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 176 | Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 112-435 Franklyn Rd | 018-831-451 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 177 | Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 113-435 Franklyn Rd | 018-831-460 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 178 | Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 114-435 Franklyn Rd | 018-831-478 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 179 | Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 115-435 Franklyn Rd | 018-831-486 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 180 | Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 201-435 Franklyn Rd | 018-831-494 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 181 | Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-435 Franklyn Rd | 018-831-508 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 182 | Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-435 Franklyn Rd | 018-831-516 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 183 | Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-435 Franklyn Rd | 018-831-524 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 184 | Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-435 Franklyn Rd | 018-831-532 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 185 | Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-435 Franklyn Rd | 018-831-541 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 186 | Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-435 Franklyn Rd | 018-831-559 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 187 | Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-435 Franklyn Rd | 018-831-567 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 188 | Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-435 Franklyn Rd | 018-831-575 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 189 | Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 210-435 Franklyn Rd | 018-831-583 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 190 | Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 211-435 Franklyn Rd | 018-831-591 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 191 | Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 212-435 Franklyn Rd | 018-831-605 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 192 | Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 213-435 Franklyn Rd | 018-831-613 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 193 | Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 214-435 Franklyn Rd | 018-831-621 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 194 | Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 215-435 Franklyn Rd | 018-831-630 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 195 | Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 301-435 Franklyn Rd | 018-831-648 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 196 | Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-435 Franklyn Rd | 018-831-656 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 197 | Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 303-435 Franklyn Rd | 018-831-664 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 198 | Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-435 Franklyn Rd | 018-831-672 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 199 | Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 305-435 Franklyn Rd | 018-831-681 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 200 | Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-435 Franklyn Rd | 018-831-699 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 201 | Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 307-435 Franklyn Rd | 018-831-702 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 202 | Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-435 Franklyn Rd | 018-831-711 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 203 | Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 309-435 Franklyn Rd | 018-831-729 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 204 | Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 310-435 Franklyn Rd | 018-831-737 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 205 | Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 311-435 Franklyn Rd | 018-831-745 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 206 | Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 312-435 Franklyn Rd | 018-831-753 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 207 | Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 313-435 Franklyn Rd | 018-831-761 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 208 | Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 314-435 Franklyn Rd | 018-831-770 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 209 | Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 315-435 Franklyn Rd | 018-831-788 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 210 | Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 316-435 Franklyn Rd | 018-831-796 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 211 | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 101-395 Franklyn Rd | 018-832-083 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 212 | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 102-395 Franklyn Rd | 018-832-091 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 213 | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 103-395 Franklyn Rd | 018-832-113 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 214 | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-395 Franklyn Rd | 018-832-121 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 215 | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 105-395 Franklyn Rd | 018-832-148 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 216 | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 106-395 Franklyn Rd | 018-832-156 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 217 | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 107-395 Franklyn Rd | 018-832-164 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 218 | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 108-395 Franklyn Rd | 018-832-172 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 219 | Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 109-395 Franklyn Rd | 018-832-181 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |



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| 220 | Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 110-395 Franklyn Rd | 018-832-199 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 221 | Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-395 Franklyn Rd | 018-832-202 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 222 | Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 112-395 Franklyn Rd | 018-832-211 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 223 | Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 113-395 Franklyn Rd | 018-832-229 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 224 | Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 114-395 Franklyn Rd | 018-832-237 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 225 | Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 115-395 Franklyn Rd | 018-832-245 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 226 | Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 201-395 Franklyn Rd | 018-832-253 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 227 | Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-395 Franklyn Rd | 018-832-261 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 228 | Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-395 Franklyn Rd | 018-832-270 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 229 | Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-395 Franklyn Rd | 018-832-288 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 230 | Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-395 Franklyn Rd | 018-832-296 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 231 | Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-395 Franklyn Rd | 018-832-300 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 232 | Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-395 Franklyn Rd | 018-832-318 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 233 | Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-395 Franklyn Rd | 018-832-326 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 234 | Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-395 Franklyn Rd | 018-832-334 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 235 | Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 210-395 Franklyn Rd | 018-832-342 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 236 | Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 211-395 Franklyn Rd | 018-832-351 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 237 | Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 212-395 Franklyn Rd | 018-832-369 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 238 | Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 213-395 Franklyn Rd | 018-832-377 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 239 | Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 214-395 Franklyn Rd | 018-832-385 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 240 | Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 216-395 Franklyn Rd | 018-832-393 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 241 | Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 301-395 Franklyn Rd | 018-832-407 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 242 | Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-395 Franklyn Rd | 018-832-415 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 243 | Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 303-395 Franklyn Rd | 018-832-423 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 244 | Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-395 Franklyn Rd | 018-832-431 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 245 | Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 305-395 Franklyn Rd | 018-832-440 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 246 | Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-395 Franklyn Rd | 018-832-458 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 247 | Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 307-395 Franklyn Rd | 018-832-466 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 248 | Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-395 Franklyn Rd | 018-832-474 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 249 | Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 309-395 Franklyn Rd | 018-832-482 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 250 | Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 310-395 Franklyn Rd | 018-832-491 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 251 | Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 311-395 Franklyn Rd | 018-832-504 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 252 | Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 312-395 Franklyn Rd | 018-832-512 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 253 | Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 313-395 Franklyn Rd | 018-832-521 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 254 | Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 316-395 Franklyn Rd | 018-832-539 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 255 | Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 314-395 Franklyn Rd | 018-832-547 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 256 | Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 315-395 Franklyn Rd | 018-832-555 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 257 | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 116-260 Franklyn Rd | 027-008-291 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 258 | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 115-260 Franklyn Rd | 027-008-304 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 259 | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 114-260 Franklyn Rd | 027-008-312 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 260 | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 113-260 Franklyn Rd | 027-008-321 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 261 | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 112-260 Franklyn Rd | 027-008-339 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 262 | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 101-260 Franklyn Rd | 027-008-347 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 263 | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 102-260 Franklyn Rd | 027-008-355 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 264 | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 103-260 Franklyn Rd | 027-008-363 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 265 | Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V  | 104-260 Franklyn Rd | 027-008-371 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 266 | Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 105-260 Franklyn Rd | 027-008-380 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 267 | Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 106-260 Franklyn Rd | 027-008-398 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 268 | Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 107-260 Franklyn Rd | 027-008-401 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 269 | Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 108-260 Franklyn Rd | 027-008-410 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 270 | Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 109-260 Franklyn Rd | 027-008-428 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 271 | Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 110-260 Franklyn Rd | 027-008-436 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 272 | Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 111-260 Franklyn Rd | 027-008-444 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 273 | Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 121-260 Franklyn Rd | 027-008-452 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 274 | Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 120-260 Franklyn Rd | 027-008-461 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 275 | Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 119-260 Franklyn Rd | 027-008-479 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 276 | Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 118-260 Franklyn Rd | 027-008-487 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 277 | Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 117-260 Franklyn Rd | 027-008-495 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 278 | Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 216-260 Franklyn Rd | 027-008-509 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 279 | Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 215-260 Franklyn Rd | 027-008-517 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 280 | Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 214-260 Franklyn Rd | 027-008-525 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 281 | Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 213-260 Franklyn Rd | 027-008-533 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 282 | Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 212-260 Franklyn Rd | 027-008-541 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 283 | Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 201-260 Franklyn Rd | 027-008-550 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 284 | Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 202-260 Franklyn Rd | 027-008-568 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 285 | Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 203-260 Franklyn Rd | 027-008-576 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 286 | Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 204-260 Franklyn Rd | 027-008-584 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 287 | Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 205-260 Franklyn Rd | 027-008-592 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 288 | Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 206-260 Franklyn Rd | 027-008-606 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 289 | Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 207-260 Franklyn Rd | 027-008-614 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 290 | Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 208-260 Franklyn Rd | 027-008-622 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 291 | Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 209-260 Franklyn Rd | 027-008-631 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 292 | Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 210-260 Franklyn Rd | 027-008-649 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 293 | Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 211-260 Franklyn Rd | 027-008-657 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 294 | Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 221-260 Franklyn Rd | 027-008-665 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 295 | Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 220-260 Franklyn Rd | 027-008-673 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 296 | Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 219-260 Franklyn Rd | 027-008-681 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 297 | Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 218-260 Franklyn Rd | 027-008-690 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 298 | Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V | 217-260 Franklyn Rd | 027-008-703 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 299 | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 104-445 All Star Ct | 002-775-883 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 300 | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 105-445 All Star Ct | 002-775-891 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 301 | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 106-445 All Star Ct | 002-775-905 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 302 | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 107-445 All Star Ct | 002-775-913 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 303 | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 108-445 All Star Ct | 002-348-225 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 304 | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 109-445 All Star Ct | 002-775-921 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 305 | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 110-445 All Star Ct | 002-775-948 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 306 | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 111-445 All Star Ct | 002-775-956 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 307 | Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1      | 112-445 All Star Ct | 002-775-972 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 308 | Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1     | 101-445 All Star Ct | 002-263-254 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 309 | Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1     | 102-445 All Star Ct | 002-775-981 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 310 | Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1     | 103-445 All Star Ct | 001-611-704 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 311 | Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-445 All Star Ct | 002-775-999 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 312 | Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-445 All Star Ct | 002-776-006 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 313 | Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-445 All Star Ct | 002-776-014 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 314 | Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-445 All Star Ct | 002-776-022 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 315 | Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-445 All Star Ct | 002-776-031 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 316 | Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-445 All Star Ct | 002-776-057 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 317 | Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 210-445 All Star Ct | 002-776-065 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 318 | Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 211-445 All Star Ct | 002-776-081 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 319 | Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 212-445 All Star Ct | 002-776-090 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 320 | Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 201-445 All Star Ct | 002-776-103 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 321 | Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-445 All Star Ct | 002-776-111 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 322 | Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-445 All Star Ct | 001-647-318 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |



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| 323 | Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-445 All Star Ct | 002-776-120 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 324 | Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 305-445 All Star Ct | 002-776-138 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 325 | Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-445 All Star Ct | 002-776-154 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 326 | Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 307-445 All Star Ct | 002-776-162 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 327 | Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-445 All Star Ct | 002-776-189 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 328 | Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 309-445 All Star Ct | 002-776-201 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 329 | Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 310-445 All Star Ct | 002-776-219 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 330 | Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 311-445 All Star Ct | 002-776-227 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 331 | Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 312-445 All Star Ct | 002-776-235 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 332 | Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 301-445 All Star Ct | 002-776-243 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 333 | Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-445 All Star Ct | 002-776-251 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 334 | Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 303-445 All Star Ct | 002-776-278 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 335 | Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 116-450 All Star Ct | 002-776-286 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 336 | Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 117-450 All Star Ct | 002-776-294 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 337 | Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 118-450 All Star Ct | 002-776-308 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 338 | Strata Lot 40 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 119-450 All Star Ct | 002-776-272 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 339 | Strata Lot 41 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 120-450 All Star Ct | 002-776-324 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 340 | Strata Lot 42 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 121-450 All Star Ct | 002-776-332 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 341 | Strata Lot 43 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 122-450 All Star Ct | 002-776-341 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 342 | Strata Lot 44 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 123-450 All Star Ct | 002-776-606 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 343 | Strata Lot 45 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 124-450 All Star Ct | 002-776-359 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 344 | Strata Lot 46 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 113-450 All Star Ct | 001-855-656 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 345 | Strata Lot 47 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 114-450 All Star Ct | 002-776-375 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 346 | Strata Lot 48 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 115-450 All Star Ct | 002-776-391 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 347 | Strata Lot 49 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 216-450 All Star Ct | 002-776-405 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 348 | Strata Lot 50 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 217-450 All Star Ct | 002-776-421 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 349 | Strata Lot 51 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 218-450 All Star Ct | 002-776-430 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 350 | Strata Lot 52 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 219-450 All Star Ct | 002-776-456 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 351 | Strata Lot 53 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 220-450 All Star Ct | 002-776-464 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 352 | Strata Lot 54 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 221-450 All Star Ct | 002-776-472 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 353 | Strata Lot 55 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 222-450 All Star Ct | 002-776-499 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 354 | Strata Lot 56 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 223-450 All Star Ct | 002-776-529 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 355 | Strata Lot 57 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 224-450 All Star Ct | 002-776-545 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 356 | Strata Lot 58 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 213-450 All Star Ct | 002-776-553 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 357 | Strata Lot 59 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 214-450 All Star Ct | 002-776-561 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 358 | Strata Lot 60 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 215-450 All Star Ct | 002-776-588 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 359 | Strata Lot 61 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 316-450 All Star Ct | 002-776-596 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 360 | Strata Lot 62 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 317-450 All Star Ct | 002-776-600 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 361 | Strata Lot 63 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 318-450 All Star Ct | 002-776-626 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 362 | Strata Lot 64 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 319-450 All Star Ct | 002-773-279 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 363 | Strata Lot 65 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 320-450 All Star Ct | 002-776-634 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 364 | Strata Lot 66 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 321-450 All Star Ct | 002-776-642 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 365 | Strata Lot 67 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 322-450 All Star Ct | 002-357-101 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 366 | Strata Lot 68 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 323-450 All Star Ct | 002-776-651 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 367 | *Strata Lot 69 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 324-450 All Star Ct | 002-776-669 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 368 | Strata Lot 70 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 313-450 All Star Ct | 002-776-677 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 369 | Strata Lot 71 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 314-450 All Star Ct | 002-776-685 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 370 | Strata Lot 72 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 315-450 All Star Ct | 002-776-693 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 371 | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 129-495 All Star Ct | 002-646-129 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 372 | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 130-495 All Star Ct | 002-646-145 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 373 | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 131-495 All Star Ct | 002-009-099 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 374 | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 132-495 All Star Ct | 002-646-153 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 375 | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 133-495 All Star Ct | 002-646-170 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 376 | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 134-495 All Star Ct | 002-646-196 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 377 | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 135-495 All Star Ct | 002-646-200 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 378 | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 136-495 All Star Ct | 002-646-226 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 379 | Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 137-495 All Star Ct | 002-646-251 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 380 | Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 138-495 All Star Ct | 002-646-285 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 381 | Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 125-495 All Star Ct | 002-646-293 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 382 | Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 126-495 All Star Ct | 002-000-679 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 383 | Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 127-495 All Star Ct | 002-646-323 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 384 | Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 128-495 All Star Ct | 002-646-331 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 385 | Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 229-495 All Star Ct | 002-646-358 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 386 | Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 230-495 All Star Ct | 002-646-366 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 387 | Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 231-495 All Star Ct | 002-646-382 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 388 | Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 232-495 All Star Ct | 002-646-404 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 389 | Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 233-495 All Star Ct | 002-646-412 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 390 | Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 234-495 All Star Ct | 002-646-439 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 391 | Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 235-495 All Star Ct | 002-646-447 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 392 | Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 236-495 All Star Ct | 002-646-463 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 393 | Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 237-495 All Star Ct | 002-646-480 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 394 | Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 238-495 All Star Ct | 002-646-498 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 395 | Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 225-495 All Star Ct | 002-646-601 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 396 | Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 226-495 All Star Ct | 002-646-510 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 397 | Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 227-495 All Star Ct | 002-646-528 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 398 | Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 228-495 All Star Ct | 002-646-536 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 399 | Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 329-495 All Star Ct | 002-646-544 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 400 | Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 330-495 All Star Ct | 001-600-214 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 401 | Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 331-495 All Star Ct | 002-646-561 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 402 | Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 332-495 All Star Ct | 002-646-587 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 403 | Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 333-495 All Star Ct | 002-646-595 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 404 | Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 334-495 All Star Ct | 002-646-609 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 405 | Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 335-495 All Star Ct | 002-646-617 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 406 | Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 336-495 All Star Ct | 002-646-633 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 407 | Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 337-495 All Star Ct | 002-646-650 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 408 | Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 338-495 All Star Ct | 002-646-668 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 409 | Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 325-495 All Star Ct | 002-646-684 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 410 | Strata Lot 40 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 326-495 All Star Ct | 002-646-692 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 411 | Strata Lot 41 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 327-495 All Star Ct | 002-646-706 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 412 | Strata Lot 42 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 328-495 All Star Ct | 002-646-714 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 413 | Strata Lot 43 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 143-715 Leathead Rd | 002-646-731 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 414 | Strata Lot 44 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 144-715 Leathead Rd | 002-646-757 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 415 | Strata Lot 45 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 145-715 Leathead Rd | 002-646-765 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 416 | Strata Lot 46 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 146-715 Leathead Rd | 001-973-754 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 417 | Strata Lot 47 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 147-715 Leathead Rd | 002-646-781 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 418 | Strata Lot 48 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 148-715 Leathead Rd | 002-646-790 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 419 | Strata Lot 49 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 149-715 Leathead Rd | 002-646-803 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 420 | Strata Lot 50 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 148-715 Leathead Rd | 002-642-085 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 421 | Strata Lot 51 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 149-715 Leathead Rd | 002-646-811 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |



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| 422 | Strata Lot 52 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 152-715 Leathead Rd | 001-975-803 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 423 | Strata Lot 53 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 139-715 Leathead Rd | 001-965-956 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 424 | Strata Lot 54 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 140-715 Leathead Rd | 002-646-820 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 425 | Strata Lot 55 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 141-715 Leathead Rd | 002-646-838 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 426 | Strata Lot 56 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 142-715 Leathead Rd | 002-646-862 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 427 | Strata Lot 57 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 243-715 Leathead Rd | 002-646-871 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 428 | Strata Lot 58 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 244-715 Leathead Rd | 002-646-889 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 429 | Strata Lot 59 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 245-715 Leathead Rd | 001-834-339 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 430 | Strata Lot 60 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 246-715 Leathead Rd | 002-646-901 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 431 | Strata Lot 61 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 247-715 Leathead Rd | 002-016-761 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 432 | Strata Lot 62 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 248-715 Leathead Rd | 002-654-365 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 433 | Strata Lot 63 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 249-715 Leathead Rd | 002-646-935 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 434 | Strata Lot 64 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 250-715 Leathead Rd | 002-646-943 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 435 | Strata Lot 65 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 251-715 Leathead Rd | 001-733-770 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 436 | Strata Lot 66 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 252-715 Leathead Rd | 002-080-150 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 437 | Strata Lot 67 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 239-715 Leathead Rd | 002-301-750 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 438 | Strata Lot 68 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 240-715 Leathead Rd | 002-646-951 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 439 | Strata Lot 69 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 241-715 Leathead Rd | 001-958-887 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 440 | Strata Lot 70 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 242-715 Leathead Rd | 002-635-089 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 441 | Strata Lot 71 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 343-715 Leathead Rd | 002-646-960 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 442 | Strata Lot 72 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 344-715 Leathead Rd | 002-646-978 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 443 | Strata Lot 73 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 345-715 Leathead Rd | 002-305-003 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 444 | Strata Lot 74 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 346-715 Leathead Rd | 002-646-994 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 445 | Strata Lot 75 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 347-715 Leathead Rd | 002-647-001 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 446 | Strata Lot 76 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 348-715 Leathead Rd | 002-974-220 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 447 | Strata Lot 77 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 349-715 Leathead Rd | 001-696-335 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 448 | Strata Lot 78 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 250-715 Leathead Rd | 002-647-010 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 449 | Strata Lot 79 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 250-715 Leathead Rd | 002-088-894 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 450 | Strata Lot 80 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 352-715 Leathead Rd | 002-268-906 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 451 | Strata Lot 81 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 339-715 Leathead Rd | 002-647-028 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 452 | Strata Lot 82 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 340-715 Leathead Rd | 001-662-775 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 453 | Strata Lot 83 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 341-715 Leathead Rd | 002-088-908 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 454 | Strata Lot 84 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 342-715 Leathead Rd | 001-612-484 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 455 | Lot 1 Section 27 Township 26 ODYD Plan 30826   | 815 Leathead Rd     | 003-843-246 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 456 | Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 8-750 Houghton Rd   | 002-273-497 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 457 | Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 7-750 Houghton Rd   | 002-520-851 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 458 | Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 6-750 Houghton Rd   | 002-520-869 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 459 | Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 5-750 Houghton Rd   | 002-520-893 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 460 | Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 4-750 Houghton Rd   | 002-520-907 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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|-----|---|-------------------|-------------|----------|------------------------------------|---------------------------------------|
| 461 | Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 3-750 Houghton Rd | 002-520-915 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 462 | Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 2-750 Houghton Rd | 002-520-958 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 463 | Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 1-750 Houghton Rd | 002-520-966 | LUC72-7a | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

# REPORT TO COUNCIL



**Date:** August 26, 2019

**RIM No.** 1250-40

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0001 / Z19-0074      **Owner:** Multiple Owners

**Address:** Multiple Properties      **Applicant:** City of Kelowna

**Affected Street:** Bartholomew Court & Crawford Road

**Subject:** Land Use Contract Termination & Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: A1 – Agriculture 1

Proposed Zone: RU1 – Large Lot Housing / RR2 – Rural Residential 2

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying A1 – Agriculture 1 zone for the subject properties under Land Use Contract LUC76-1035 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT19-0001 to terminate LUC76-1035 from properties identified in 'Schedule A', located on Bartholomew Court and Crawford Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0074 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for properties identified in 'Schedule B', located on Bartholomew Court, Kelowna, BC from the A1 – Agriculture 1 zone to RU1 – Large Lot Housing be considered by Council;

AND THAT Rezoning Application No. Z19-0074 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for properties identified in 'Schedule C', located on Bartholomew Court and Crawford Road, Kelowna, BC from the A1 – Agriculture 1 zone to RR2 – Rural Residential 2 be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11873.

## 2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC76-1035 and rezone the parcels to the RU1 – Large Lot Housing and RR2 – Rural Residential 2 zones as identified in 'Schedule A, B and C'.

## 3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC 76-1035) be terminated and for the subject properties to be rezoned. The underlying zoning (A1 – Agriculture 1) does not fit within the established neighbourhood and is not appropriate to support the existing land use. Staff are proposing to adopt the adjacent RU1 – Large Lot Housing zone to the subject properties identified in Schedule 'B'. In addition, staff are proposing to also adopt the adjacent RR2 – Rural Residential 2 zone for the subject properties identified in Schedule 'C'. Two rezonings are required as there are two different lot sizes located on Bartholomew Court and Crawford Road.



RU1 Properties (Refer to Schedule 'B')



RR2 Properties (Refer to Schedule 'C')

The existing Land Use Contract (LUC) affects 13 properties on Bartholomew Court and 1 property on Crawford Road, and currently restricts the use to one single family residential dwelling per lot. The Land Use Contract uses and regulations fit within the RU1 and RR2 zones however, the new zones do not allow for agri-tourism (agriculture in general), animal clinics, forestry, kennels and stables, and wineries and cideries.

#### 4.0 Proposal

##### 4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

##### 4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

##### 4.3 Site Context

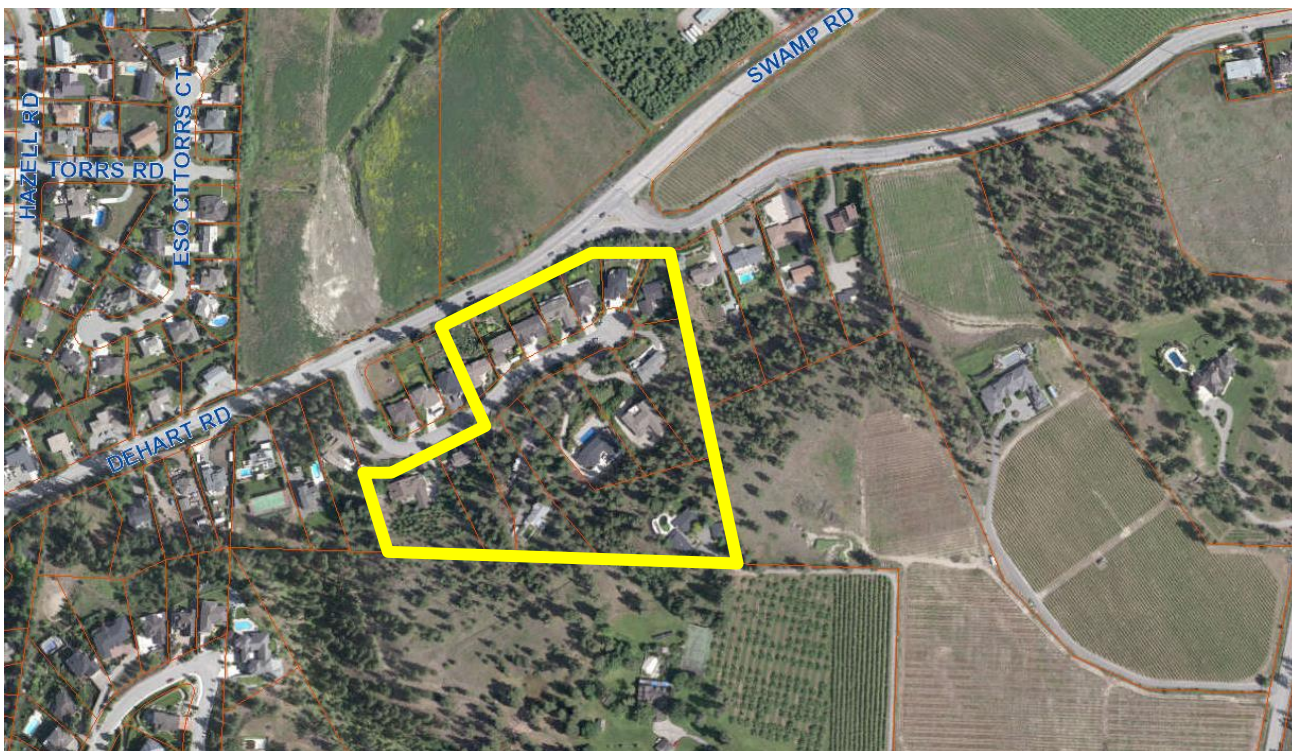
The subject properties have a total area of 43,635 m<sup>2</sup> and are located on Bartholomew Court and Crawford Road. The properties are designated S2RES – Single / Two Unit Residential in the Official Community Plan and the surrounding area is residential subdivision and agriculture.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                    | Land Use                |
|-------------|---------------------------|-------------------------|
| North       | A1 – Agriculture 1        | Farming                 |
| East        | RR2 – Rural Residential 2 | Residential Subdivision |
| South       | A1 – Agriculture 1        | Farming                 |
| West        | RU1 – Large Lot Housing   | Residential Subdivision |

**Subject Property Map:** Bartholomew Court and Crawford Road





## 5.0 Current Development Policies

### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

## 6.0 Technical Comments

N/A

## 7.0 Application Chronology

N/A

**Report prepared by:** Jenna Ratzlaff, Planner  
**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager  
**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### Attachments:

Schedule A: Properties affected by LUC76-1035

Schedule B: Properties to be Rezoned to RU1

Schedule C: Properties to be Rezoned to RR2



| Schedule A: LUC76-1035<br>Charge #:M21898 |  |                      |                          |                   |                    |
|---|--|----------------------|--------------------------|-------------------|--------------------|
| No.                                       | Legal Description                            | Address              | Parcel Identifier Number | Land Use Contract | Underlying Zone    |
| 1   | Lot C Section 31 Township 29 ODYD Plan 29061 | 1010 Bartholomew Crt | 004-445-813              | LUC76-1035        | A1 – Agriculture 1 |
| 2   | Lot K Section 31 Township 29 ODYD Plan 29061 | 995 Crawford Rd      | 004-445-902              | LUC76-1035        | A1 – Agriculture 1 |
| 3   | Lot M Section 31 Township 29 ODYD Plan 29061 | 945 Bartholomew Crt  | 004-445-937              | LUC76-1035        | A1 – Agriculture 1 |
| 4   | Lot F Section 31 Township 29 ODYD Plan 29061 | 1040 Bartholomew Crt | 004-445-848              | LUC76-1035        | A1 – Agriculture 1 |
| 5   | Lot A Section 31 Township 29 ODYD Plan 29061 | 970 Bartholomew Crt  | 004-445-805              | LUC76-1035        | A1 – Agriculture 1 |
| 6   | Lot L Section 31 Township 29 ODYD Plan 29061 | 965 Bartholomew Crt  | 004-445-911              | LUC76-1035        | A1 – Agriculture 1 |
| 7   | Lot I Section 31 Township 29 ODYD Plan 29061 | 1045 Bartholomew Crt | 004-445-872              | LUC76-1035        | A1 – Agriculture 1 |
| 8   | Lot D Section 31 Township 29 ODYD Plan 29061 | 1020 Bartholomew Crt | 002-564-882              | LUC76-1035        | A1 – Agriculture 1 |
| 9   | Lot E Section 31 Township 29 ODYD Plan 29061 | 1030 Bartholomew Crt | 004-445-821              | LUC76-1035        | A1 – Agriculture 1 |
| 10  | Lot J Section 31 Township 29 ODYD Plan 29061 | 1025 Bartholomew Crt | 004-445-899              | LUC76-1035        | A1 – Agriculture 1 |
| 11  | Lot H Section 31 Township 29 ODYD Plan 29061 | 1065 Bartholomew Crt | 004-445-864              | LUC76-1035        | A1 – Agriculture 1 |
| 12  | Lot B Section 31 Township 29 ODYD Plan 29061 | 990 Bartholomew Crt  | 003-137-031              | LUC76-1035        | A1 – Agriculture 1 |
| 13  | Lot N Section 31 Township 29 ODYD Plan 29061 | 935 Bartholomew Crt  | 004-445-945              | LUC76-1035        | A1 – Agriculture 1 |
| 14  | Lot G Section 31 Township 29 ODYD Plan 29061 | 1050 Bartholomew Crt | 002-475-961              | LUC76-1035        | A1 – Agriculture 1 |

| Schedule B: Proposed RU1 Zone<br>Charge #:M21898 |  |                      |                          |                   |                    |                         |
|--|--|----------------------|--------------------------|-------------------|--------------------|-------------------------|
| No.  | Legal Description                            | Address              | Parcel Identifier Number | Land Use Contract | Underlying Zone    | Proposed Zone           |
| 1  | Lot A Section 31 Township 29 ODYD Plan 29061 | 970 Bartholomew Crt  | 004-445-805              | LUC76-1035        | A1 – Agriculture 1 | RU1 – Large Lot Housing |
| 2  | Lot B Section 31 Township 29 ODYD Plan 29061 | 990 Bartholomew Crt  | 003-137-031              | LUC76-1035        | A1 – Agriculture 1 | RU1 – Large Lot Housing |
| 3  | Lot C Section 31 Township 29 ODYD Plan 29061 | 1010 Bartholomew Crt | 004-445-813              | LUC76-1035        | A1 – Agriculture 1 | RU1 – Large Lot Housing |
| 4  | Lot D Section 31 Township 29 ODYD Plan 29061 | 1020 Bartholomew Crt | 002-564-882              | LUC76-1035        | A1 – Agriculture 1 | RU1 – Large Lot Housing |
| 5  | Lot E Section 31 Township 29 ODYD Plan 29061 | 1030 Bartholomew Crt | 004-445-821              | LUC76-1035        | A1 – Agriculture 1 | RU1 – Large Lot Housing |
| 6  | Lot F Section 31 Township 29 ODYD Plan 29061 | 1040 Bartholomew Crt | 004-445-848              | LUC76-1035        | A1 – Agriculture 1 | RU1 – Large Lot Housing |
| 7  | Lot G Section 31 Township 29 ODYD Plan 29061 | 1050 Bartholomew Crt | 002-475-961              | LUC76-1035        | A1 – Agriculture 1 | RU1 – Large Lot Housing |

| Schedule C: Proposed RR2 Zone<br>Charge #:M21898 |  |                      |                          |                   |                    |                           |
|--|--|----------------------|--------------------------|-------------------|--------------------|---------------------------|
| No.  | Legal Description                            | Address              | Parcel Identifier Number | Land Use Contract | Underlying Zone    | Proposed Zone             |
| 1  | Lot N Section 31 Township 29 ODYD Plan 29061 | 935 Bartholomew Crt  | 004-445-945              | LUC76-1035        | A1 – Agriculture 1 | RR2 – Rural Residential 2 |
| 2  | Lot K Section 31 Township 29 ODYD Plan 29061 | 995 Crawford Rd      | 004-445-902              | LUC76-1035        | A1 – Agriculture 1 | RR2 – Rural Residential 2 |
| 3  | Lot M Section 31 Township 29 ODYD Plan 29061 | 945 Bartholomew Crt  | 004-445-937              | LUC76-1035        | A1 – Agriculture 1 | RR2 – Rural Residential 2 |
| 4  | Lot H Section 31 Township 29 ODYD Plan 29061 | 1065 Bartholomew Crt | 004-445-864              | LUC76-1035        | A1 – Agriculture 1 | RR2 – Rural Residential 2 |
| 5  | Lot J Section 31 Township 29 ODYD Plan 29061 | 1025 Bartholomew Crt | 004-445-899              | LUC76-1035        | A1 – Agriculture 1 | RR2 – Rural Residential 2 |
| 6  | Lot L Section 31 Township 29 ODYD Plan 29061 | 965 Bartholomew Crt  | 004-445-911              | LUC76-1035        | A1 – Agriculture 1 | RR2 – Rural Residential 2 |
| 7  | Lot I Section 31 Township 29 ODYD Plan 29061 | 1045 Bartholomew Crt | 004-445-872              | LUC76-1035        | A1 – Agriculture 1 | RR2 – Rural Residential 2 |

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0006 / Z19-0077      **Owner:** Multiple Owners

**Address:** Multiple Addresses      **Applicant:** City of Kelowna

**Affected Address:** Sutcliffe Court and Hartman Road

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RU1 – Large Lot Housing and P3 – Parks & Open Space

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RR3 – Rural Residential 3 zone for the subject properties under Land Use Contract LUC76-1043 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0006 to terminate LUC76-1043 from properties identified in 'Schedule A', located on Sutcliffe Court and Hartman Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0077 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject properties identified in 'Schedule B', located on Sutcliffe Court and Hartman Road, Kelowna, BC from the RR3 – Rural Residential 3 zone to RU1 – Large Lot Housing zone be considered by Council;

AND THAT Rezoning Application No. Z19-0077 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject property identified in 'Schedule C', located on Hartman

Road, Kelowna, BC from the RR3 – Rural Residential 3 zone to P3 – Park & Open Space zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11876.

## 2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC76-1043 and rezone the parcels to the RU1 – Large Lot Housing and P3 – Park & Open Space zones as identified in 'Schedule A, B and C'.

## 3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC 76-1043) be terminated and for the subject properties to be rezoned. The underlying zoning is currently RR3 – Rural Residential 3. However, these properties fall under Section 1.7 – Non Conforming Uses of the Zoning Bylaw which states:

"Non-conforming Agricultural, Urban Residential, or Rural Residential lots less than 0.2 ha., which existed prior to August 10, 1976, shall be developed in accordance with the provisions and regulations of the RU1, RU1(c), or RU1(h) zones."



1976



2019 – Blue properties to be rezoned to RU1  
Yellow property to be rezoned to P3

The picture above shows that the development existed prior to August 10, 1976. This shows that the current zoning, RR3 – Rural Residential 3, does not fit within the established neighbourhood. Staff are proposing to adopt the RU1 – Large Lot Housing and P3 – Parks & Open Space zones as the new underlying zones to the subject properties identified in Schedule 'B' and 'C'. One of the 27 properties current use is a park and thus is proposed to adopt the P3 zone.

The existing Land Use Contract (LUC) affects 22 properties on Sutcliffe Court and 5 on Hartman Road, and currently restricts the uses to one single family residential dwelling per lot and one park. The Land Use Contract uses and regulations fit within the RU1 – Large Lot Housing and P3 – Park & Open Space zones and unlike the existing zone (RR3 - Rural Residential 3) the RU1 zone would allow for greater development in the area.

#### 4.0 Proposal

##### 4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

##### 4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

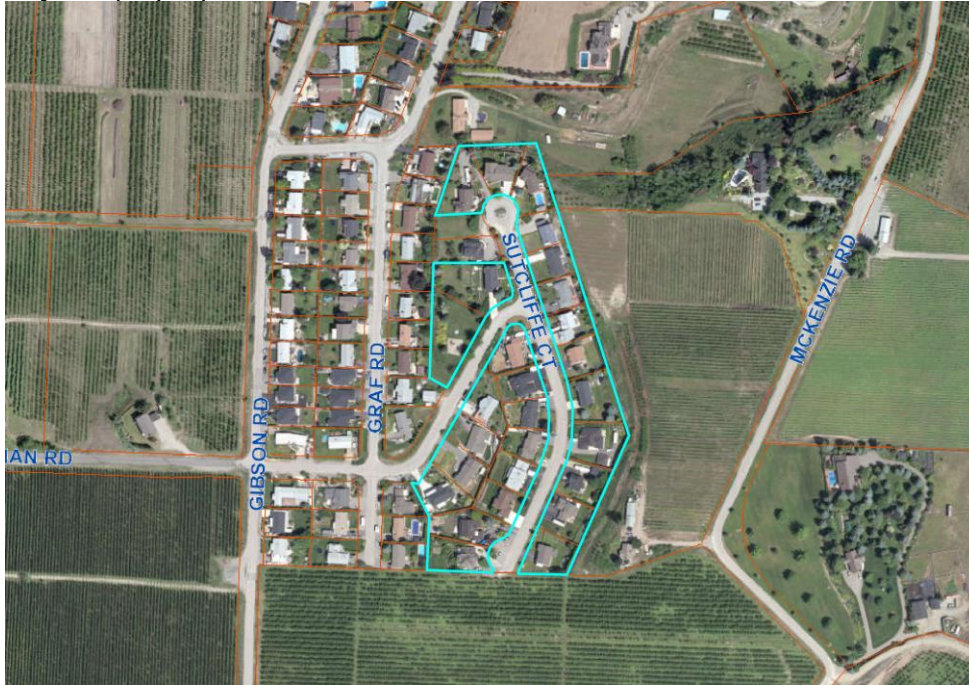
##### 4.3 Site Context

The subject properties have a total area of 35,476 m<sup>2</sup> and are located on Hartman Road and Sutcliffe Court. The properties are designated S2RES – Single/ Two Unit Residential in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                                  | Land Use          |
|-------------|---|-------------------|
| North       | A1 – Agriculture 1                      | Farming           |
| East        | A1 – Agriculture 1                      | Farming           |
| South       | A1 – Agriculture 1                      | Farming           |
| West        | Developed in accordance with RU1 Zoning | Urban Residential |

**Subject Property Map: Sutcliffe Court and Hartman Road**



## 5.0 Current Development Policies

### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

### 5.2 Kelowna Official Community Plan (OCP)

#### Chapter 4: Future Land Use

*Single / Two Unit Residential (S2RES). Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods.*

**6.0 Technical Comments**

N/A

**7.0 Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

**Commented [CM1]:** Minor application (no Director signoff required)

**Attachments:**

Schedule A: Properties affected by LUC76-1043

Schedule B: Properties to be Rezoned to RU<sub>1</sub>

Schedule C: Properties to be Rezoned to P<sub>3</sub>

| Schedule A: LUC76-1043<br>Charge #: P283 |   |                     |                          |                   |                           |
|--|---|---------------------|--------------------------|-------------------|---------------------------|
| No.                                      | Legal Description                             | Address             | Parcel Identifier Number | Land Use Contract | Underlying Zone           |
| 1  | Lot 7 Section 25 Township 26 ODYD Plan 31812  | 1015 Sutcliffe Crt  | 002-344-572              | LUC76-1043        | RR3 – Rural Residential 3 |
| 2  | Lot 23 Section 25 Township 26 ODYD Plan 31812 | 990 Sutcliffe Crt   | 003-603-199              | LUC76-1043        | RR3 – Rural Residential 3 |
| 3  | Lot 6 Section 25 Township 26 ODYD Plan 31812  | 1025 Sutcliffe Crt  | 003-603-067              | LUC76-1043        | RR3 – Rural Residential 3 |
| 4  | Lot 20 Section 25 Township 26 ODYD Plan 31812 | 940 Sutcliffe Crt   | 003-603-172              | LUC76-1043        | RR3 – Rural Residential 3 |
| 5  | Lot 16 Section 25 Township 26 ODYD Plan 31812 | 880 Sutcliffe Crt   | 003-585-336              | LUC76-1043        | RR3 – Rural Residential 3 |
| 6  | Lot 22 Section 25 Township 26 ODYD Plan 31812 | 970 Sutcliffe Crt   | 002-845-903              | LUC76-1043        | RR3 – Rural Residential 3 |
| 7  | Lot 26 Section 25 Township 26 ODYD Plan 31812 | 1235 Harman Rd      | 003-603-202              | LUC76-1043        | RR3 – Rural Residential 3 |
| 8  | Lot 21 Section 25 Township 26 ODYD Plan 31812 | 950 Sutcliffe Crt   | 003-603-181              | LUC76-1043        | RR3 – Rural Residential 3 |
| 9  | Lot 8 Section 25 Township 26 ODYD Plan 31812  | 1005 Sutcliffe Crt  | 003-603-075              | LUC76-1043        | RR3 – Rural Residential 3 |
| 10                                       | Lot 15 Section 25 Township 26 ODYD Plan 31812 | 885 Sutcliffe Crt   | 002-485-176              | LUC76-1043        | RR3 – Rural Residential 3 |
| 11                                       | Lot 13 Section 25 Township 26 ODYD Plan 31812 | 925 Sutcliffe Crt   | 003-603-121              | LUC76-1043        | RR3 – Rural Residential 3 |
| 12                                       | Lot 5 Section 25 Township 26 ODYD Plan 31812  | 1035 Stuccliffe Crt | 003-603-059              | LUC76-1043        | RR3 – Rural Residential 3 |
| 13                                       | Lot 25 Section 25 Township 26 ODYD Plan 31812 | 1245 Hartman Rd     | 002-845-946              | LUC76-1043        | RR3 – Rural Residential 3 |
| 14                                       | Lot 27 Section 25 Township 26 ODYD Plan 31812 | 1225 Hartman Rd     | 003-603-211              | LUC76-1043        | RR3 – Rural Residential 3 |
| 15                                       | Lot 14 Section 25 Township 26 ODYD Plan 31812 | 905 Sutcliffe Crt   | 003-603-130              | LUC76-1043        | RR3 – Rural Residential 3 |
| 16                                       | Lot 18 Section 25 Township 26 ODYD Plan 31812 | 900 Sutcliffe Crt   | 003-603-156              | LUC76-1043        | RR3 – Rural Residential 3 |
| 17                                       | Lot 11 Section 25 Township 26 ODYD Plan 31812 | 955 Sutcliffe Crt   | 003-603-105              | LUC76-1043        | RR3 – Rural Residential 3 |
| 18                                       | Lot 10 Section 25 Township 26 ODYD Plan 31812 | 975 Sutcliffe Crt   | 003-603-091              | LUC76-1043        | RR3 – Rural Residential 3 |
| 19                                       | Lot 12 Section 25 Township 26 ODYD Plan 31812 | 935 Sutcliffe Crt   | 003-603-113              | LUC76-1043        | RR3 – Rural Residential 3 |
| 20                                       | Lot 17 Section 25 Township 26 ODYD Plan 31812 | 890 Sutcliffe Crt   | 003-603-148              | LUC76-1043        | RR3 – Rural Residential 3 |
| 21                                       | Lot 9 Section 25 Township 26 ODYD Plan 31812  | 995 Sutcliffe Crt   | 003-603-083              | LUC76-1043        | RR3 – Rural Residential 3 |
| 22                                       | Lot 4 Section 25 Township 26 ODYD Plan 31812  | 1040 Sutcliffe Crt  | 003-603-041              | LUC76-1043        | RR3 – Rural Residential 3 |
| 23                                       | Lot 3 Section 25 Township 26 ODYD Plan 31812  | 1030 Sutcliffe Crt  | 003-603-032              | LUC76-1043        | RR3 – Rural Residential 3 |
| 24                                       | Lot 24 Section 25 Township 26 ODYD Plan 31812 | 1255 Hartman Rd     | 002-845-920              | LUC76-1043        | RR3 – Rural Residential 3 |
| 25                                       | Lot 28 Section 25 Township 26 ODYD Plan 31812 | 1250 Hartman Rd     | 003-603-229              | LUC76-1043        | P3 – Parks & Open Space   |
| 26                                       | Lot 19 Section 25 Township 26 ODYD Plan 31812 | 920 Sutcliffe Crt   | 003-603-164              | LUC76-1043        | RR3 – Rural Residential 3 |
| 27                                       | Lot 1 Section 25 Township 26 ODYD Plan 31812  | 1010 Sutcliffe Crt  | 003-603-016              | LUC76-1043        | RR3 – Rural Residential 3 |



**Schedule B: Proposed RU1 Zone**  
**Charge #: P283**

| No. | Legal Description                             | Address             | Parcel Identifier Number | Land Use Contract | Underlying Zone           | Proposed Zone           |
|-----|---|---------------------|--------------------------|-------------------|---------------------------|-------------------------|
| 1   | Lot 7 Section 25 Township 26 ODYD Plan 31812  | 1015 Sutcliffe Crt  | 002-344-572              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 2   | Lot 23 Section 25 Township 26 ODYD Plan 31812 | 990 Sutcliffe Crt   | 003-603-199              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 3   | Lot 6 Section 25 Township 26 ODYD Plan 31812  | 1025 Sutcliffe Crt  | 003-603-067              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 4   | Lot 20 Section 25 Township 26 ODYD Plan 31812 | 940 Sutcliffe Crt   | 003-603-172              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 5   | Lot 16 Section 25 Township 26 ODYD Plan 31812 | 880 Sutcliffe Crt   | 003-585-336              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 6   | Lot 22 Section 25 Township 26 ODYD Plan 31812 | 970 Sutcliffe Crt   | 002-845-903              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 7   | Lot 26 Section 25 Township 26 ODYD Plan 31812 | 1235 Harman Rd      | 003-603-202              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 8   | Lot 21 Section 25 Township 26 ODYD Plan 31812 | 950 Sutcliffe Crt   | 003-603-181              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 9   | Lot 8 Section 25 Township 26 ODYD Plan 31812  | 1005 Sutcliffe Crt  | 003-603-075              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 10  | Lot 15 Section 25 Township 26 ODYD Plan 31812 | 885 Sutcliffe Crt   | 002-485-176              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 11  | Lot 13 Section 25 Township 26 ODYD Plan 31812 | 925 Sutcliffe Crt   | 003-603-121              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 12  | Lot 5 Section 25 Township 26 ODYD Plan 31812  | 1035 Stuccliffe Crt | 003-603-059              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 13  | Lot 25 Section 25 Township 26 ODYD Plan 31812 | 1245 Hartman Rd     | 002-845-946              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 14  | Lot 27 Section 25 Township 26 ODYD Plan 31812 | 1225 Hartman Rd     | 003-603-211              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 15  | Lot 14 Section 25 Township 26 ODYD Plan 31812 | 905 Sutcliffe Crt   | 003-603-130              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 16  | Lot 18 Section 25 Township 26 ODYD Plan 31812 | 900 Sutcliffe Crt   | 003-603-156              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 17  | Lot 11 Section 25 Township 26 ODYD Plan 31812 | 955 Sutcliffe Crt   | 003-603-105              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 18  | Lot 10 Section 25 Township 26 ODYD Plan 31812 | 975 Sutcliffe Crt   | 003-603-091              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 19  | Lot 12 Section 25 Township 26 ODYD Plan 31812 | 935 Sutcliffe Crt   | 003-603-113              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 20  | Lot 17 Section 25 Township 26 ODYD Plan 31812 | 890 Sutcliffe Crt   | 003-603-148              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 21  | Lot 9 Section 25 Township 26 ODYD Plan 31812  | 995 Sutcliffe Crt   | 003-603-083              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 22  | Lot 4 Section 25 Township 26 ODYD Plan 31812  | 1040 Sutcliffe Crt  | 003-603-041              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 23  | Lot 3 Section 25 Township 26 ODYD Plan 31812  | 1030 Sutcliffe Crt  | 003-603-032              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 24  | Lot 24 Section 25 Township 26 ODYD Plan 31812 | 1255 Hartman Rd     | 002-845-920              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 25  | Lot 19 Section 25 Township 26 ODYD Plan 31812 | 920 Sutcliffe Crt   | 003-603-164              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |
| 26  | Lot 1 Section 25 Township 26 ODYD Plan 31812  | 1010 Sutcliffe Crt  | 003-603-016              | LUC76-1043        | RR3 – Rural Residential 3 | RU1 – Large Lot Housing |

**Schedule C: Proposed P3 Zone**  
**Charge #: P283**

| No. | Legal Description                             | Address         | Parcel Identifier Number | Land Use Contract | Underlying Zone           | Proposed Zone           |
|-----|---|-----------------|--------------------------|-------------------|---------------------------|-------------------------|
| 1   | Lot 28 Section 25 Township 26 ODYD Plan 31812 | 1250 Hartman Rd | 003-603-229              | LUC76-1043        | RR3 – Rural Residential 3 | P3 – Parks & Open Space |

REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0010 / Z19-0079      **Owner:** Multiple Owners

**Address:** 290 Highway 33 East      **Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

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1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU1 – Large Lot Housing zone for the subject property under Land Use Contract LUC76-20 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0010 to terminate LUC76-20 from properties identified in 'Schedule A', located at 290 Highway 33 East, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0079 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject property identified in 'Schedule B', located at 290 Highway 33 East, Kelowna, BC from the RU1 – Large Lot Housing zone to RM3 – Low Density Multiple Housing be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11878;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

## **2.0 Purpose**

To consider an application for the early termination of Land Use Contract LUC76-20 and rezone the parcels to the RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.

### **Development Planning**

Staff are bringing forth and recommending this Land Use Contract (LUC 76-20) be terminated and for the subject property to be rezoned. The underlying zone is RU1 – Large Lot Housing and is not appropriate for the current land use. Under the current Land Use Contract the uses are regulated in accordance with the R-3 (Low Density) Multi-Family Residential zone in former Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of R-3 in Zoning Bylaw, No. 8000 is RM3 – Low Density Multiple Housing. Therefore, Staff are proposing to adopt RM3 – Low Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan.

The existing Land Use Contract (LUC) affects 1 property at 290 Highway 33 East, and currently restricts the use to one multi-family residential building. The Land Use Contract uses and regulations fit within the RM3 – Low Density Multiple Housing zone.

## **3.0 Proposal**

### **3.1 Background**

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

### **3.2 Notification**

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

### 3.3 Site Context

The subject property has a total area of 7,872 m<sup>2</sup> and is located on Highway 33 East. The property is designated MRL – Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning  | Land Use                       |
|-------------|---|--------------------------------|
| North       | RU1 – Large Lot Housing<br>RU6 – Two Dwelling Housing         | Residential Subdivision        |
| East        | RU1 – Large Lot Housing<br>RM3 – Low Density Multiple Housing | Residential Subdivision        |
| South       | RM3 – Low Density Multiple Housing                            | Residential                    |
| West        | C3 – Community Commercial<br>RU6 – Two Dwelling Housing       | Pub<br>Residential Subdivision |

**Subject Property Map:** 290 Hwy 33 East



#### 4.0 Current Development Policies

##### 4.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

##### 4.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

*Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

#### 5.0 Technical Comments

##### 5.1 Development Engineering Department

No Concerns

##### 5.2 Ministry of Transportation and Infrastructure

Removal of the existing access curb drop on Highway #33, installation of non-mountable curb and the re-establishment of the sidewalk.

All access to this property to be obtained from Danube Court.

#### 6.0 Application Chronology

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

**Commented [CM1]:** Minor application (no Director signoff required)

#### Attachments:

Schedule A: Strata Lots affected by LUC76-20

Schedule B: Strata Lots to be Rezoned to RM3

| Schedule A: LUC76-20<br>Charge #: P1809 |  |                  |                          |                   |                         |
|---|--|------------------|--------------------------|-------------------|-------------------------|
| No.                                     | Legal Description  | Address          | Parcel Identifier Number | Land Use Contract | Underlying Zone         |
| 1                                       | Strata Lot 1 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 101-290 Hwy 33 E | 002-467-232              | LUC76-20          | RU1 – Large Lot Housing |
| 2                                       | Strata Lot 2 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 102-290 Hwy 33 E | 002-467-241              | LUC76-20          | RU1 – Large Lot Housing |
| 3                                       | Strata Lot 3 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 103-290 Hwy 33 E | 001-992-856              | LUC76-20          | RU1 – Large Lot Housing |
| 4                                       | Strata Lot 4 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-290 Hwy 33 E | 002-376-946              | LUC76-20          | RU1 – Large Lot Housing |
| 5                                       | Strata Lot 5 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 105-290 Hwy 33 E | 002-467-259              | LUC76-20          | RU1 – Large Lot Housing |
| 6                                       | Strata Lot 6 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 201-290 Hwy 33 E | 001-850-938              | LUC76-20          | RU1 – Large Lot Housing |
| 7                                       | Strata Lot 7 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 202-290 Hwy 33 E | 002-467-267              | LUC76-20          | RU1 – Large Lot Housing |
| 8                                       | Strata Lot 8 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 203-290 Hwy 33 E | 002-467-275              | LUC76-20          | RU1 – Large Lot Housing |
| 9                                       | Strata Lot 9 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 204-290 Hwy 33 E | 002-467-283              | LUC76-20          | RU1 – Large Lot Housing |
| 10                                      | Strata Lot 10 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-290 Hwy 33 E | 002-467-291              | LUC76-20          | RU1 – Large Lot Housing |
| 11                                      | Strata Lot 11 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 115-290 Hwy 33 E | 002-467-305              | LUC76-20          | RU1 – Large Lot Housing |

|    |  |                  |             |          |                         |
|----|--|------------------|-------------|----------|-------------------------|
| 12 | Strata Lot 12 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 114-290 Hwy 33 E | 002-467-313 | LUC76-20 | RU1 – Large Lot Housing |
| 13 | Strata Lot 13 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 113-290 Hwy 33 E | 002-467-321 | LUC76-20 | RU1 – Large Lot Housing |
| 14 | Strata Lot 14 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 112-290 Hwy 33 E | 002-467-348 | LUC76-20 | RU1 – Large Lot Housing |
| 15 | Strata Lot 15 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-290 Hwy 33 E | 002-467-356 | LUC76-20 | RU1 – Large Lot Housing |
| 16 | Strata Lot 16 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 110-290 Hwy 33 E | 002-467-364 | LUC76-20 | RU1 – Large Lot Housing |
| 17 | Strata Lot 17 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 109-290 Hwy 33 E | 002-082-497 | LUC76-20 | RU1 – Large Lot Housing |
| 18 | Strata Lot 18 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 108-290 Hwy 33 E | 002-467-372 | LUC76-20 | RU1 – Large Lot Housing |
| 19 | Strata Lot 19 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 107-290 Hwy 33 E | 002-467-381 | LUC76-20 | RU1 – Large Lot Housing |
| 20 | Strata Lot 20 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 106-290 Hwy 33 E | 002-467-399 | LUC76-20 | RU1 – Large Lot Housing |
| 21 | Strata Lot 21 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 215-290 Hwy 33 E | 002-467-402 | LUC76-20 | RU1 – Large Lot Housing |
| 22 | Strata Lot 22 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 214-290 Hwy 33 E | 002-467-429 | LUC76-20 | RU1 – Large Lot Housing |
| 23 | Strata Lot 23 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 213-290 Hwy 33 E | 002-467-437 | LUC76-20 | RU1 – Large Lot Housing |
| 24 | Strata Lot 24 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 212-290 Hwy 33 E | 002-467-445 | LUC76-20 | RU1 – Large Lot Housing |



|    |  |                  |             |          |                         |
|----|--|------------------|-------------|----------|-------------------------|
| 25 | Strata Lot 25 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 211-290 Hwy 33 E | 002-467-461 | LUC76-20 | RU1 – Large Lot Housing |
| 26 | Strata Lot 26 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 210-290 Hwy 33 E | 002-467-470 | LUC76-20 | RU1 – Large Lot Housing |
| 27 | Strata Lot 27 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 209-290 Hwy 33 E | 002-467-488 | LUC76-20 | RU1 – Large Lot Housing |
| 28 | Strata Lot 28 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-290 Hwy 33 E | 002-467-496 | LUC76-20 | RU1 – Large Lot Housing |
| 29 | Strata Lot 29 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-290 Hwy 33 E | 002-467-500 | LUC76-20 | RU1 – Large Lot Housing |
| 30 | Strata Lot 30 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-290 Hwy 33 E | 002-467-518 | LUC76-20 | RU1 – Large Lot Housing |

**Schedule B: Proposed RM3 Zone**  
**Charge #: P1809**

| No. | Legal Description  | Address          | Parcel Identifier Number | Land Use Contract | Underlying Zone         | Proposed Zone                      |
|-----|--|------------------|--------------------------|-------------------|-------------------------|------------------------------------|
| 1   | Strata Lot 1 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 101-290 Hwy 33 E | 002-467-232              | LUC76-20          | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 2   | Strata Lot 2 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 102-290 Hwy 33 E | 002-467-241              | LUC76-20          | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 3   | Strata Lot 3 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 103-290 Hwy 33 E | 001-992-856              | LUC76-20          | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 4   | Strata Lot 4 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-290 Hwy 33 E | 002-376-946              | LUC76-20          | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 5   | Strata Lot 5 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 105-290 Hwy 33 E | 002-467-259              | LUC76-20          | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 6   | Strata Lot 6 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 201-290 Hwy 33 E | 001-850-938              | LUC76-20          | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 7   | Strata Lot 7 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 202-290 Hwy 33 E | 002-467-267              | LUC76-20          | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 8   | Strata Lot 8 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 203-290 Hwy 33 E | 002-467-275              | LUC76-20          | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 9   | Strata Lot 9 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 204-290 Hwy 33 E | 002-467-283              | LUC76-20          | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |
| 10  | Strata Lot 10 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-290 Hwy 33 E | 002-467-291              | LUC76-20          | RU1 – Large Lot Housing | RM3 – Low Density Multiple Housing |

|    |   |                  |             |          |                         |                                       |
|----|---|------------------|-------------|----------|-------------------------|---------------------------------------|
| 11 | Strata Lot 11 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 115-290 Hwy 33 E | 002-467-305 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 12 | Strata Lot 12 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 114-290 Hwy 33 E | 002-467-313 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 13 | Strata Lot 13 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 113-290 Hwy 33 E | 002-467-321 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 14 | Strata Lot 14 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 112-290 Hwy 33 E | 002-467-348 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 15 | Strata Lot 15 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 111-290 Hwy 33 E | 002-467-356 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 16 | Strata Lot 16 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 110-290 Hwy 33 E | 002-467-364 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 17 | Strata Lot 17 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 109-290 Hwy 33 E | 002-082-497 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 18 | Strata Lot 18 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 108-290 Hwy 33 E | 002-467-372 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 19 | Strata Lot 19 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 107-290 Hwy 33 E | 002-467-381 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 20 | Strata Lot 20 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 106-290 Hwy 33 E | 002-467-399 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |

|    |   |                  |             |          |                         |                                       |
|----|---|------------------|-------------|----------|-------------------------|---------------------------------------|
| 21 | Strata Lot 21 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 215-290 Hwy 33 E | 002-467-402 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 22 | Strata Lot 22 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 214-290 Hwy 33 E | 002-467-429 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 23 | Strata Lot 23 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 213-290 Hwy 33 E | 002-467-437 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 24 | Strata Lot 24 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 212-290 Hwy 33 E | 002-467-445 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 25 | Strata Lot 25 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 211-290 Hwy 33 E | 002-467-461 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 26 | Strata Lot 26 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 210-290 Hwy 33 E | 002-467-470 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 27 | Strata Lot 27 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 209-290 Hwy 33 E | 002-467-488 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 28 | Strata Lot 28 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 208-290 Hwy 33 E | 002-467-496 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 29 | Strata Lot 29 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 207-290 Hwy 33 E | 002-467-500 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |
| 30 | Strata Lot 30 Section 26 Township 26 ODYD<br>Strata Plan K305 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 206-290 Hwy 33 E | 002-467-518 | LUC76-20 | RU1 – Large Lot Housing | RM3 – Low Density<br>Multiple Housing |

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0014 / Z19-0082

**Owner:** Multiple Owners

**Address:** 1481 Inkar Road

**Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM3 – Low Density Multiple Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU6 – Two Dwelling Housing zone for the subject properties under Land Use Contract LUC77-1008 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0014 to terminate LUC77-1008 from properties identified in 'Schedule A', located at 1481 Inkar Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0082 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject property identified in 'Schedule B', located at 1481 Inkar Road, Kelowna, BC from the RU6 – Two Dwelling Housing zone to RM3 – Low Density Multiple Housing be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11880;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

## **2.0 Purpose**

To consider an application for the early termination of Land Use Contract LUC77-1008 and rezone the parcel to the RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.

## **3.0 Development Planning**

Staff are bringing forth and recommending this Land Use Contract (LUC 77-1008) be terminated and for the subject property to be rezoned. The underlying zone is RU6 – Two Dwelling Housing and is not appropriate for the current land use. Under the current Land Use Contract its uses are regulated in accordance with the R-3 (Low Density) Multi-Family Residential zone in Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of R-3 in the new the Zoning Bylaw, No. 8000, is RM3 – Low Density Multiple Housing. Therefore, Staff are proposing to adopt RM3 – Low Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan.

The existing Land Use Contract (LUC) affects 1 property at 1481 Inkari Road, and currently restricts the use to one multi-family residential building. The Land Use Contract uses and regulations fit within the RM3 – Low Density Multiple Housing zone.

## **4.0 Proposal**

### **4.1 Background**

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

### **4.2 Notification**

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development

notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

#### 4.3 Site Context

The subject property has a total area of 4,240 m<sup>2</sup> and is located at 1481 Inkar Road. The property is designated MRL – Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                             | Land Use                |
|-------------|------------------------------------|-------------------------|
| North       | RM3 – Low Density Multiple Housing | Multi-family Buildings  |
| East        | RM3 – Low Density Multiple Housing | Multi-family Buildings  |
| South       | RM3 – Low Density Multiple Housing | Multi-family Buildings  |
| West        | RU6 – Two Dwelling Housing         | Residential Subdivision |

**Subject Property Map: 1481 Inkar Road**



#### 5.0 **Current Development Policies**

##### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

## 5.2 Kelowna Official Community Plan (OCP)

### Chapter 4: Future Land Use

*Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

## 6.0 **Technical Comments**

### 6.1 Development Engineering Department

No Concerns

### 6.2 Ministry of Transportation and Infrastructure

No Concerns

## 7.0 **Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: Strata Lots affected by LUC77-1008

Schedule B: Properties to be Rezoned to RM3



| Schedule A: LUC77-1008<br>Charge #: N75746 |  |                  |                          |                   |                            |
|--|--|------------------|--------------------------|-------------------|----------------------------|
| No.  | Legal Description  | Address          | Parcel Identifier Number | Land Use Contract | Underlying Zone            |
| 1  | Strata Lot 1 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 1-1481 Inkar Rd  | 002-466-805              | LUC77-1008        | RU6 – Two Dwelling Housing |
| 2  | Strata Lot 2 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 2-1481 Inkar Rd  | 002-466-813              | LUC77-1008        | RU6 – Two Dwelling Housing |
| 3  | Strata Lot 3 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 3-1481 Inkar Rd  | 002-466-830              | LUC77-1008        | RU6 – Two Dwelling Housing |
| 4  | Strata Lot 4 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 4-1481 Inkar Rd  | 002-466-848              | LUC77-1008        | RU6 – Two Dwelling Housing |
| 5  | Strata Lot 5 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 5-1481 Inkar Rd  | 002-466-856              | LUC77-1008        | RU6 – Two Dwelling Housing |
| 6  | Strata Lot 6 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 6-1481 Inkar Rd  | 002-466-864              | LUC77-1008        | RU6 – Two Dwelling Housing |
| 7  | Strata Lot 7 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 7-1481 Inkar Rd  | 002-466-872              | LUC77-1008        | RU6 – Two Dwelling Housing |
| 8  | Strata Lot 8 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 8-1481 Inkar Rd  | 002-466-881              | LUC77-1008        | RU6 – Two Dwelling Housing |
| 9  | Strata Lot 9 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 9-1481 Inkar Rd  | 002-466-899              | LUC77-1008        | RU6 – Two Dwelling Housing |
| 10   | Strata Lot 10 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 10-1481 Inkar Rd | 002-466-902              | LUC77-1008        | RU6 – Two Dwelling Housing |
| 11   | Strata Lot 11 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 11-1481 Inkar Rd | 002-466-911              | LUC77-1008        | RU6 – Two Dwelling Housing |

|    |  |                  |             |            |                            |
|----|--|------------------|-------------|------------|----------------------------|
| 12 | Strata Lot 12 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 12-1481 Inkar Rd | 002-466-929 | LUC77-1008 | RU6 – Two Dwelling Housing |
| 13 | Strata Lot 13 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 13-1481 Inkar Rd | 002-466-937 | LUC77-1008 | RU6 – Two Dwelling Housing |
| 14 | Strata Lot 14 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 14-1481 Inkar Rd | 002-466-945 | LUC77-1008 | RU6 – Two Dwelling Housing |
| 15 | Strata Lot 15 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 15-1484 Inkar Rd | 002-466-953 | LUC77-1008 | RU6 – Two Dwelling Housing |
| 16 | Strata Lot 16 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 16-1481 Inkar Rd | 002-466-961 | LUC77-1008 | RU6 – Two Dwelling Housing |
| 17 | Strata Lot 17 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 17-1481 Inkar Rd | 002-466-970 | LUC77-1008 | RU6 – Two Dwelling Housing |
| 18 | Strata Lot 18 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 18-1481 Inkar Rd | 002-466-996 | LUC77-1008 | RU6 – Two Dwelling Housing |
| 19 | Strata Lot 19 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 19-1481 Inkar Rd | 002-467-003 | LUC77-1008 | RU6 – Two Dwelling Housing |
| 20 | Strata Lot 20 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 20-1481 Inkar Rd | 002-467-011 | LUC77-1008 | RU6 – Two Dwelling Housing |
| 21 | Strata Lot 21 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 21-1481 Inkar Rd | 002-467-020 | LUC77-1008 | RU6 – Two Dwelling Housing |

| Schedule B: Proposed RM3 Zone<br>Charge #: N75746 |  |                  |                          |                   |                            |                                    |
|---|--|------------------|--------------------------|-------------------|----------------------------|------------------------------------|
| No.   | Legal Description  | Address          | Parcel Identifier Number | Land Use Contract | Underlying Zone            | Proposed Zone                      |
| 1   | Strata Lot 1 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 1-1481 Inkar Rd  | 002-466-805              | LUC77-1008        | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 2   | Strata Lot 2 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 2-1481 Inkar Rd  | 002-466-813              | LUC77-1008        | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 3   | Strata Lot 3 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 3-1481 Inkar Rd  | 002-466-830              | LUC77-1008        | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 4   | Strata Lot 4 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 4-1481 Inkar Rd  | 002-466-848              | LUC77-1008        | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 5   | Strata Lot 5 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 5-1481 Inkar Rd  | 002-466-856              | LUC77-1008        | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 6   | Strata Lot 6 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 6-1481 Inkar Rd  | 002-466-864              | LUC77-1008        | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 7   | Strata Lot 7 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 7-1481 Inkar Rd  | 002-466-872              | LUC77-1008        | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 8   | Strata Lot 8 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 8-1481 Inkar Rd  | 002-466-881              | LUC77-1008        | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 9   | Strata Lot 9 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 9-1481 Inkar Rd  | 002-466-899              | LUC77-1008        | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 10  | Strata Lot 10 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 10-1481 Inkar Rd | 002-466-902              | LUC77-1008        | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 11  | Strata Lot 11 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 11-1481 Inkar Rd | 002-466-911              | LUC77-1008        | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |

|    |  |                  |             |            |                            |                                    |
|----|--|------------------|-------------|------------|----------------------------|------------------------------------|
| 12 | Strata Lot 12 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 12-1481 Inkar Rd | 002-466-929 | LUC77-1008 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 13 | Strata Lot 13 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 13-1481 Inkar Rd | 002-466-937 | LUC77-1008 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 14 | Strata Lot 14 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 14-1481 Inkar Rd | 002-466-945 | LUC77-1008 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 15 | Strata Lot 15 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 15-1481 Inkar Rd | 002-466-953 | LUC77-1008 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 16 | Strata Lot 16 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 16-1481 Inkar Rd | 002-466-961 | LUC77-1008 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 17 | Strata Lot 17 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 17-1481 Inkar Rd | 002-466-970 | LUC77-1008 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 18 | Strata Lot 18 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 18-1481 Inkar Rd | 002-466-996 | LUC77-1008 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 19 | Strata Lot 19 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 19-1481 Inkar Rd | 002-467-003 | LUC77-1008 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 20 | Strata Lot 20 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 20-1481 Inkar Rd | 002-467-011 | LUC77-1008 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 21 | Strata Lot 21 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 21-1481 Inkar Rd | 002-467-020 | LUC77-1008 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0015 / Z19-0083      **Owner:** Multiple Owners

**Address:** 2161 Scenic Road      **Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: A1 – Agriculture 1

Proposed Zone: RM3 – Low Density Multiple Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying A1 – Agriculture 1 zone for the subject properties under Land Use Contract LUC78-1009 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0015 to terminate LUC78-1009 from properties identified in 'Schedule A', located at 2161 Scenic Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0083 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject property identified in 'Schedule B', located at 2161 Scenic Road, Kelowna, BC from the A1 – Agriculture 1 zone to RM3 – Low Density Multiple Housing be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11882.

## 2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC78-1009 and revert the parcels to the new underlying RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.

## 3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC78-1009) be terminated and for the subject property to be rezoned. The underlying zone is A1 – Agriculture 1 and is not appropriate for the current land use. Under the current Land Use Contract it allows for one multi-family residential structure that consists of eight multi-family residential units and off street parking on the subject property. The equivalent of these uses in Zoning Bylaw No. 8000, is RM3 – Low Density Multiple Housing. Therefore, Staff are proposing to adopt RM3 – Low Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan Future Land Use Designation.

The existing Land Use Contract (LUC) affects 1 property at 2161 Scenic Road, and currently restricts the use to one multi-family residential building with eight residential units. The Land Use Contract's land uses and regulations fit within the RM3 – Low Density Multiple Housing zone.

## 4.0 Proposal

### 4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

### 4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

#### 4.3 Site Context

The subject property has a total area of 4,890 m<sup>2</sup> and is located at 2161 Scenic Road. The property is designated MRL – Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning   | Land Use               |
|-------------|--|------------------------|
| North       | RM <sub>3</sub> – Low Density Multiple Housing | Multi-family Buildings |
| East        | A <sub>1</sub> – Agriculture 1                 | Farming                |
| South       | A <sub>1</sub> – Agriculture 1                 | Farming                |
| West        | A <sub>1</sub> – Agriculture 1                 | Farming                |

#### **Subject Property Map: 2161 Scenic Road**



#### 5.0 **Current Development Policies**

##### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

##### 5.2 Kelowna Official Community Plan (OCP)

#### Chapter 4: Future Land Use

*Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities,*

*and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

**6.o Technical Comments**

N/A

**7.o Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

**Attachments:**

Schedule A: Strata Lots affected by LUC78-1009

Schedule B: Properties to be Rezoned to RM3



| Schedule A: LUC78-1009<br>Charge #: N65580 |  |                  |                          |                   |                    |
|--|--|------------------|--------------------------|-------------------|--------------------|
| No.  | Legal Description  | Address          | Parcel Identifier Number | Land Use Contract | Underlying Zone    |
| 1  | Strata Lot 1 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 1-2161 Scenic Rd | 002-432-757              | LUC78-1009        | A1 – Agriculture 1 |
| 2  | Strata Lot 2 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 2-2161 Scenic Rd | 002-432-773              | LUC78-1009        | A1 – Agriculture 1 |
| 3  | Strata Lot 3 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 3-2161 Scenic Rd | 002-221-241              | LUC78-1009        | A1 – Agriculture 1 |
| 4  | Strata Lot 4 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 4-2161 Scenic Rd | 002-432-781              | LUC78-1009        | A1 – Agriculture 1 |
| 5  | Strata Lot 5 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 5-2161 Scenic Rd | 002-432-803              | LUC78-1009        | A1 – Agriculture 1 |
| 6  | Strata Lot 6 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 6-2161 Scenic Rd | 002-432-820              | LUC78-1009        | A1 – Agriculture 1 |
| 7  | Strata Lot 7 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 7-2161 Scenic Rd | 002-004-992              | LUC78-1009        | A1 – Agriculture 1 |
| 8  | Strata Lot 8 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 8-2161 Scenic Rd | 002-432-846              | LUC78-1009        | A1 – Agriculture 1 |

**Schedule B: Proposed RM3 Zone**  
**Charge #: N65580**

| No. | Legal Description  | Address          | Parcel Identifier Number | Land Use Contract | Underlying Zone    | Proposed Zone                      |
|-----|--|------------------|--------------------------|-------------------|--------------------|------------------------------------|
| 1   | Strata Lot 1 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 1-2161 Scenic Rd | 002-432-757              | LUC78-1009        | A1 – Agriculture 1 | RM3 – Low Density Multiple Housing |
| 2   | Strata Lot 2 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 2-2161 Scenic Rd | 002-432-773              | LUC78-1009        | A1 – Agriculture 1 | RM3 – Low Density Multiple Housing |
| 3   | Strata Lot 3 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 3-2161 Scenic Rd | 002-221-241              | LUC78-1009        | A1 – Agriculture 1 | RM3 – Low Density Multiple Housing |
| 4   | Strata Lot 4 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 4-2161 Scenic Rd | 002-432-781              | LUC78-1009        | A1 – Agriculture 1 | RM3 – Low Density Multiple Housing |
| 5   | Strata Lot 5 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 5-2161 Scenic Rd | 002-432-803              | LUC78-1009        | A1 – Agriculture 1 | RM3 – Low Density Multiple Housing |
| 6   | Strata Lot 6 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 6-2161 Scenic Rd | 002-432-820              | LUC78-1009        | A1 – Agriculture 1 | RM3 – Low Density Multiple Housing |
| 7   | Strata Lot 7 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 7-2161 Scenic Rd | 002-004-992              | LUC78-1009        | A1 – Agriculture 1 | RM3 – Low Density Multiple Housing |
| 8   | Strata Lot 8 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 8-2161 Scenic Rd | 002-432-846              | LUC78-1009        | A1 – Agriculture 1 | RM3 – Low Density Multiple Housing |

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0007 / Z19-0093      **Owner:** Roger W and Jocelyn B Hamm

**Address:** 1265 Toovey Road      **Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation: S2RES – Single / Two Dwelling Residential

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RU1 – Large Lot Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RR3 – Rural Residential 3 zone for the subject properties under Land Use Contract LUC78-1033 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0007 to terminate LUC78-1033 from Lot A, Section 13, Township 26, ODYD, Plan 38165, located at 1265 Toovey Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0093 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot A, Section 13, Township 26, ODYD, Plan 38165, located at 1265 Toovey Road, Kelowna, BC from the RR3 – Rural Residential 3 zone to RU1 – Large Lot Housing zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11909;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

## 2.0 Purpose

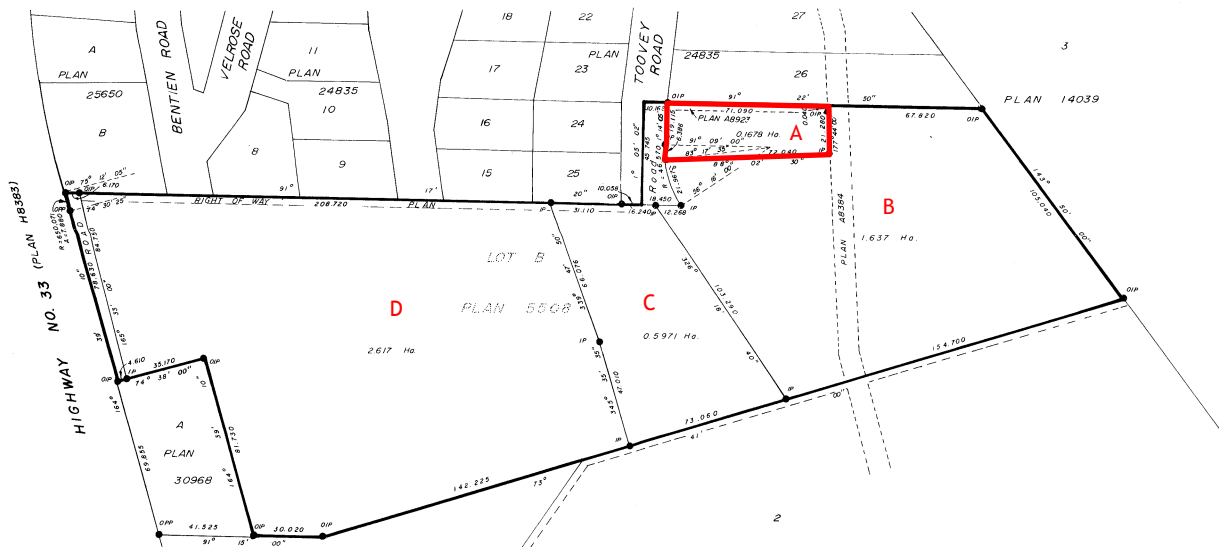
To consider an application for the early termination of Land Use Contract LUC78-1033 and rezone the subject property to the RU1 – Large Lot Housing zone.

## 3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC 78-1033) be terminated and for the subject property to be rezoned. The underlying zoning (RR3 – Rural Residential 3) does not fit within the established neighbourhood. Staff are proposing to adopt the adjacent RU1 – Large Lot Housing zone for the subject property.

The existing Land Use Contract currently affects one property, 1256 Toovey Road (Lot A). However, LUC 78-1033 existed on Lot A, B, C, and D (see map below). City Council discharged, LUC 78-1033 on February 14<sup>th</sup>, 1991 but Lot A was not included within that bylaw.

The Land Use Contract restricts the use to one single family residential dwelling and permits the addition of an accessory building/structure but does not permit a secondary suite. The Land Use Contract uses and regulations fit within the RU1 zone; however, the new zoning does allow a secondary suite.



## 4.0 Proposal

### 4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost

Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

#### 4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

#### 4.3 Site Context

The subject property is 1679 m<sup>2</sup> and is located at the end of Troovey Road. The property is designated S2RES – Single / Two Unit Residential in the Official Community Plan and the surrounding area is residential subdivision and agricultural.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                  | Land Use                |
|-------------|-------------------------|-------------------------|
| North       | A1 - Agriculture        | Residential Subdivision |
| East        | RU1 – Large Lot Housing | Residential Subdivision |
| South       | RU1 – Large Lot Housing | Residential Subdivision |
| West        | A1 - Agriculture        | Residential Subdivision |

## Subject Property Map: 1265 Toovey Road



### 5.0 Current Development Policies

#### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

#### 5.2 Kelowna Official Community Plan (OCP)

##### Chapter 4: Future Land Use

*Single / Two Unit Residential (S2RES). Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods.*

### 6.0 Technical Comments

#### 6.1 Development Engineering Department

No Concerns

#### 6.2 Ministry of Transportation and Infrastructure

No Concerns

## **7.0 Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

# REPORT TO COUNCIL



**Date:** August 26, 2019

**RIM No.** 1250-40

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0003 / Z19-0076

**Owner:** Multiple Owners

**Address:** Multiple Addresses

**Applicant:** City of Kelowna

**Affected Street:** Belgo Road

**Subject:** Land Use Contract Termination & Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential & PARK – Major Park / Open Space (Public)

Existing Zone: RU1 – Large Lot Zoning

Proposed Zone: RR2 – Residential 2 / RR3 – Rural Residential 3

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU1 – Large Lot Housing zone for the subject properties under Land Use Contract LUC76-1067 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0003 to terminate LUC76-1067 from properties identified in 'Schedule A', located on Belgo Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0076 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the property identified in 'Schedule B', located on Belgo Road, Kelowna, BC from the RU1 – Large Lot Housing zone to RR2 – Rural Residential 2 be considered by Council;



AND THAT Rezoning Application No. Z19-0076 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for properties identified in 'Schedule C', located on Belgo Road, Kelowna, BC from the RU1 – Large Lot Housing zone to RR3 – Rural Residential 3 be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11910;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

## 2.0 Purpose

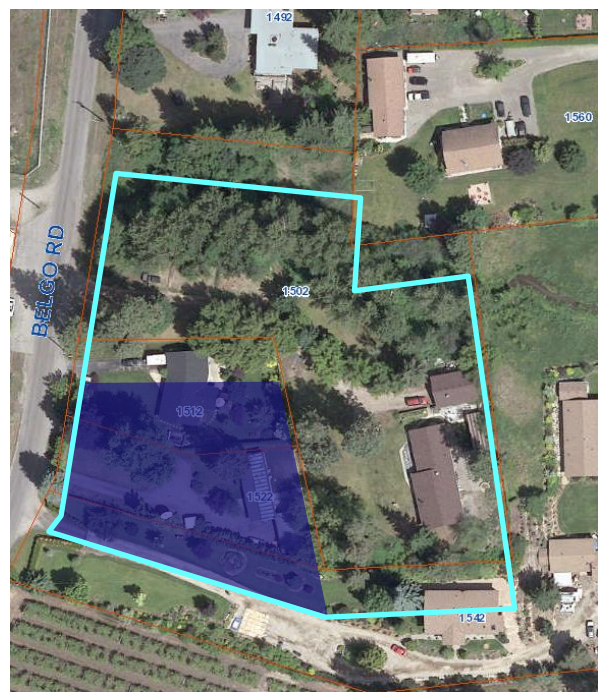
To consider an application for the early termination of Land Use Contract LUC76-1067 and rezone the parcels to RR2 – Rural Residential 2 and RR3 – Rural Residential 3 zones as identified in 'Schedule A, B and C'.

## 3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC 76-1067) be terminated and for the subject properties to be rezoned. The underlying zone is RU1 – Large Lot Housing and does not fit in the established neighborhood. Under the current Land Use Contract its uses are regulated in accordance with the R-1 zone in former Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of R-1 in the current Zoning Bylaw, No. 8000, is RU1 – Large Lot Housing. However, RU1 zoning is not adequate as the subject properties are not connected to sewer. All urban zones according to the Official Community Plan must be in the Permanent Growth Boundary and connected to services. Therefore, Staff are proposing to adopt RR2 – Rural Residential 2 and RR3 – Rural Residential 3 to the subject properties. Two zones are being proposed due to the varied lot sizes.



RR2 Property (Refer to Schedule 'B')



RR3 Properties (Refer to Schedule 'C')

The existing Land Use Contract (LUC) affects 3 properties on Belgo Road, and currently restricts the use to one single family residential dwelling per lot. The Land Use Contract uses and regulations fit within the RR2 – Rural Residential 2 and RR3 – Rural Residential 3 zone.

#### 4.0 Proposal

##### 4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

##### 4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

##### 4.3 Site Context

The subject properties have a total area of 10,085 m<sup>2</sup> and are located on Belgo Road. The properties are designated S2RES – Single / Two Unit Residential & PARK – Major Park / Open Space (Public) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                                     | Land Use                         |
|-------------|--|----------------------------------|
| North       | A1 – Agriculture 1                         | Single Family Dwelling / Farming |
| East        | RR2 / RR3 – Rural Residential 2/3          | Rural Residential                |
| South       | RR3 – Rural Residential 3                  | Rural Residential                |
| West        | C1 – Local Commercial / A1 – Agriculture 1 | Single Family Dwelling / Farming |

## Subject Property Map: Belgo Road



### 5.0 Current Development Policies

#### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

#### 5.2 Kelowna Official Community Plan (OCP)

##### Chapter 4: Future Land Use

*Permanent Growth Boundary (PGB). Lands outside the permanent growth boundary will not be supported for urban uses. Non-ALR land outside the Permanent Growth Boundary will not be supported for any further parcelization.*

*Single / Two Unit Residential (S2RES). Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods.*

## **6.0 Technical Comments**

### **6.1 Development Engineering Department**

No Concerns

### **6.2 Ministry of Transportation and Infrastructure**

No Concerns

## **7.0 Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: Properties affected by LUC76-1067

Schedule A: Properties to be Rezoned to RR2

Schedule B: Properties to be Rezoned to RR3

| Schedule A: LUC76-1067<br>Charge #: M52622 |   |               |                          |                   |                         |
|--|---|---------------|--------------------------|-------------------|-------------------------|
| No.  | Legal Description                                 | Address       | Parcel Identifier Number | Land Use Contract | Underlying Zone         |
| 1  | Lot B Section 13 & 14 Township 26 ODYD Plan 28478 | 1512 Belgo Rd | 004-534-867              | LUC76-1067        | RU1 – Large Lot Housing |
| 2  | Lot C Section 13 & 14 Township 26 ODYD Plan 28478 | 1522 Belgo Rd | 004-534-905              | LUC76-1067        | RU1 – Large Lot Housing |
| 3  | Lot A Section 13 & 14 Township 26 ODYD Plan 28478 | 1502 Belgo Rd | 004-534-859              | LUC76-1067        | RU1 – Large Lot Housing |

| Schedule B: Proposed RR2 Zone<br>Charge #: N52853 |   |               |                          |                   |                         |                           |
|---|---|---------------|--------------------------|-------------------|-------------------------|---------------------------|
| No.   | Legal Description                                 | Address       | Parcel Identifier Number | Land Use Contract | Underlying Zone         | Proposed Zone             |
| 1   | Lot A Section 13 & 14 Township 26 ODYD Plan 28478 | 1502 Belgo Rd | 004-534-859              | LUC76-1067        | RU1 – Large Lot Housing | RR2 – Rural Residential 2 |

| Schedule C: Proposed RR3 Zone<br>Charge #: N52853 |   |               |                          |                   |                         |                           |
|---|---|---------------|--------------------------|-------------------|-------------------------|---------------------------|
| No.   | Legal Description                                 | Address       | Parcel Identifier Number | Land Use Contract | Underlying Zone         | Proposed Zone             |
| 1   | Lot B Section 13 & 14 Township 26 ODYD Plan 28478 | 1512 Belgo Rd | 004-534-867              | LUC76-1067        | RU1 – Large Lot Housing | RR3 – Rural Residential 3 |
| 2   | Lot C Section 13 & 14 Township 26 ODYD Plan 28478 | 1522 Belgo Rd | 004-534-905              | LUC76-1067        | RU1 – Large Lot Housing | RR3 – Rural Residential 3 |



# REPORT TO COUNCIL



**Date:** August 26, 2019

**RIM No.** 1250-40

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0002 / Z19-0075      **Owner:** Multiple Owners

**Address:** Multiple Properties      **Applicant:** City of Kelowna

**Affected Street:** Bedford Road & Bedford Lane

**Subject:** Land Use Contract Termination & Rezoning Application

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: A1 – Agriculture 1

Proposed Zone: RR1 – Rural Residential 1 / RR3 – Rural Residential 3

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying A1 – Agriculture 1 zone for the subject properties under Land Use Contract LUC76-1110 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0002 to terminate LUC76-1110 from properties identified in 'Schedule A', located on Bedford Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0075 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the property identified in 'Schedule B', located on Bedford Lane, Kelowna, BC from the A1 – Agriculture 1 zone to RR1 – Rural Residential 1 be considered by Council;

AND THAT Rezoning Application No. Z19-0075 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for properties identified in 'Schedule C', located on Bedford Road, Kelowna, BC from the A1 – Agriculture 1 zone to RR3 – Rural Residential 3 be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

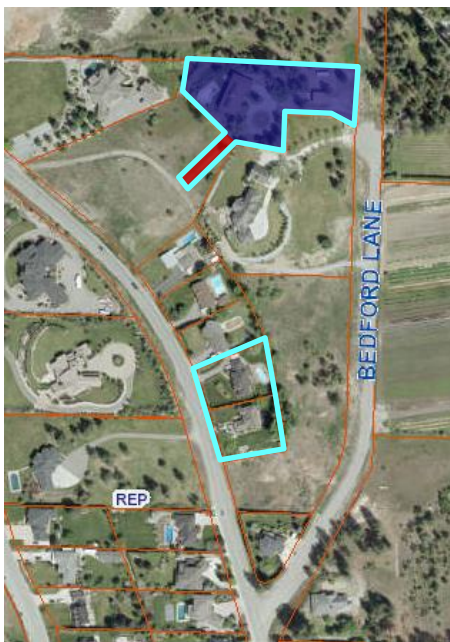
AND FURTHER THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11888.

## 2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC76-1110 and rezone the parcels to the RR2 – Rural Residential 2 and RR3 – Rural Residential 3 zones as identified in 'Schedule A, B and C'.

## 3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC 76-1110) be terminated and for the subject properties to be rezoned. The underlying zoning (A1 – Agriculture 1) does not fit within the established neighbourhood and is not appropriate to support the existing land use. Staff are proposing to adopt the adjacent RR1 – Rural Residential 1 to the subject property identified in Schedule 'B'. In addition, staff are proposing to also adopt the adjacent RR3 – Rural Residential 3 zone for the subject properties identified in Schedule 'C'. Two rezoning's are required as there are two different lot sizes located on Bedford Road and Lane.



RR1 Properties (Refer to Schedule 'B')



RR3 Properties (Refer to Schedule 'C')

The existing Land Use Contract (LUC) affects 3 properties on Bedford Road and 1 on Bedford Lane, and currently restricts the use to one single family residential dwelling per lot. One of the subject properties, 4255 Bedford Road, has a small strip of land that is affected by the Land Use Contract (area highlighted in red). This property has the appropriate underlying zone, RR1 – Rural Residential 1, and therefore will not need to be rezoned. Only 3 of the 4 properties need rezoning.



The Land Use Contract uses and regulations fit within the RR1 and RR3 zones however, the new zonings do not allow for agri-tourism (agriculture in general), animal clinics (only in RR3), forestry, kennels and stables, and wineries and cideries.

#### 4.0 Proposal

##### 4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

##### 4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

##### 4.3 Site Context

The subject properties have a total area of 9,906 m<sup>2</sup> and are located on Bedford Road and Lane. The properties are designated REP – Resource Protection Area in the Official Community Plan and the surrounding area is residential subdivision and agriculture.

Specifically, adjacent land uses for 4324 Bedford Lane are as follows:

| Orientation | Zoning                                       | Land Use    |
|-------------|--|-------------|
| North       | A1 – Agriculture 1                           | Farming     |
| East        | A1 – Agriculture 1                           | Farming     |
| South       | RR1c – Rural Residential with Carriage House | Residential |
| West        | RR1c – Rural Residential with Carriage House | Residential |

Specifically, adjacent land uses for 4255 Bedford Road are as follows:

| Orientation | Zoning  | Land Use    |
|-------------|---|-------------|
| North       | A1 – Agriculture 1 & RR1c – Rural Residential with Carriage House | Residential |
| East        | RR1c – Rural Residential with Carriage House                      | Residential |
| South       | A1 – Agriculture 1  | Residential |
| West        | RR1c – Rural Residential with Carriage House                      | Residential |

Specifically, adjacent land uses for 4293 and 4303 Bedford Road are as follows:

| Orientation | Zoning                    | Land Use    |
|-------------|---------------------------|-------------|
| North       | A1 – Agriculture 1        | Farming     |
| East        | RR1 – Rural Residential 1 | Residential |
| South       | RR1 – Rural Residential 1 | Residential |
| West        | RR1 – Rural Residential 1 | Residential |

**Subject Property Map: Bedford Road & Bedford Lane**



## 5.0 Current Development Policies

### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

*That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;*

## 5.2 Official Community Plan

### Chapter 4: Future Land Use

*Permanent Growth Boundary (PGB). Lands outside the permanent growth boundary will not be supported for urban uses. Non-ALR land outside the Permanent Growth Boundary will not be supported for any further parcelization.*

*Single / Two Unit Residential (S2RES). Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods.*

## 6.0 **Technical Comments**

N/A

## 7.0 **Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: Properties affected by LUC76-1110

Schedule B: Properties to be Rezoned to RR1

Schedule C: Properties to be Rezoned to RR3

| Schedule A: LUC76-1110<br>Charge #: N52853 |   |                   |                          |                   |                           |
|--|---|-------------------|--------------------------|-------------------|---------------------------|
| No.  | Legal Description                               | Address           | Parcel Identifier Number | Land Use Contract | Underlying Zone           |
| 1  | Lot 2 Section 32 Township 29 ODYD Plan KAP76256 | 4255 Bedford Rd   | 026-032-627              | LUC76-1110        | RR1 – Rural Residential 1 |
| 2  | Lot A Section 32 Township 29 ODYD Plan KAP76256 | 4324 Bedford Lane | 026-032-104              | LUC76-1110        | A1 – Agriculture 1        |
| 3  | Lot B Section 32 Township 29 ODYD Plan 31918    | 4303 Bedford Rd   | 003-567-851              | LUC76-1110        | A1 – Agriculture 1        |
| 4  | Lot A Section 32 Township 29 ODYD Plan 31918    | 4293 Bedford Rd   | 003-567-842              | LUC76-1110        | A1 – Agriculture 1        |

| Schedule B: Proposed RR1 Zone<br>Charge #: N52853 |   |                   |                          |                   |                    |                           |
|---|---|-------------------|--------------------------|-------------------|--------------------|---------------------------|
| No.   | Legal Description                               | Address           | Parcel Identifier Number | Land Use Contract | Underlying Zone    | Proposed Zone             |
| 1   | Lot A Section 32 Township 29 ODYD Plan KAP76256 | 4324 Bedford Lane | 026-032-104              | LUC76-1110        | A1 – Agriculture 1 | RR1 – Rural Residential 1 |

| Schedule C: Proposed RR3 Zone<br>Charge #: N52853 |  |                 |                          |                   |                    |                           |
|---|--|-----------------|--------------------------|-------------------|--------------------|---------------------------|
| No.   | Legal Description                            | Address         | Parcel Identifier Number | Land Use Contract | Underlying Zone    | Proposed Zone             |
| 1   | Lot B Section 32 Township 29 ODYD Plan 31918 | 4303 Bedford Rd | 003-567-851              | LUC76-1110        | A1 – Agriculture 1 | RR3 – Rural Residential 3 |
| 2   | Lot A Section 32 Township 29 ODYD Plan 31918 | 4293 Bedford Rd | 003-567-842              | LUC76-1110        | A1 – Agriculture 1 | RR3 – Rural Residential 3 |

# REPORT TO COUNCIL



**Date:** August 26, 2019

**RIM No.** 1250-40

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0005 / Z19-0080      **Owner:** Multiple Owners

**Address:** Multiple Addresses      **Applicant:** City of Kelowna

**Affected Streets:** Spiers Road & Wallace Hill Road

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: A1 – Agriculture 1

Proposed Zone: RR3 – Rural Residential 3

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying A1 – Agriculture 1 zone for the subject properties under Land Use Contract LUC76-1059 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0005 to terminate LUC76-1059 from properties identified in 'Schedule A', located on Spiers Road and Wallace Hill Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0080 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject properties identified in 'Schedule B', located on Spiers Road and Wallace Hill Road, Kelowna, BC from the A1 - Agriculture zone to RR3 – Rural Residential 3 be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Council, in accordance with the Local Government Act s.464(2), waive the Public Hearing for zoning Bylaw No. 11890.

## **2.0 Purpose**

To consider an application for the early termination of Land Use Contract LUC76-1059 and rezone the parcels to the RR3 – Rural Residential 3 zone as identified in 'Schedule A and B'.

## **3.0 Development Planning**

Staff are bringing forth and recommending this Land Use Contract (LUC 76-1059) be terminated and for the subject properties to be rezoned. The underlying zoning, A1 – Agriculture 1 does not fit as the subject properties are not being used for agriculture and are not within the Agricultural Land Reserve. Under the current Land Use Contract its uses are regulated in accordance with the R-1 zone in Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of R-1 in the new the Zoning Bylaw, No. 8000, is RU1 – Large Lot Housing. However, RU1 zoning is not adequate as the subject properties are not connected to sewer. In addition, Staff do not want there to be further development of the properties as they are outside of the permanent growth boundary. All urban zones according to the Official Community Plan must be in the permanent growth boundary and connected to services. Therefore, Staff are proposing to adopt RR3 – Rural Residential 3 to the subject properties identified in Schedule 'B'.

The existing Land Use Contract (LUC) affects 4 properties on Spiers Road and 2 on Wallace Hill Road, and currently restricts the use to one single family residential dwelling per lot. The Land Use Contract uses and regulations fit within the RR3 - Rural Residential 3 zone.

## **4.0 Proposal**

### **4.1 Background**

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

### **4.2 Notification**

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send



additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

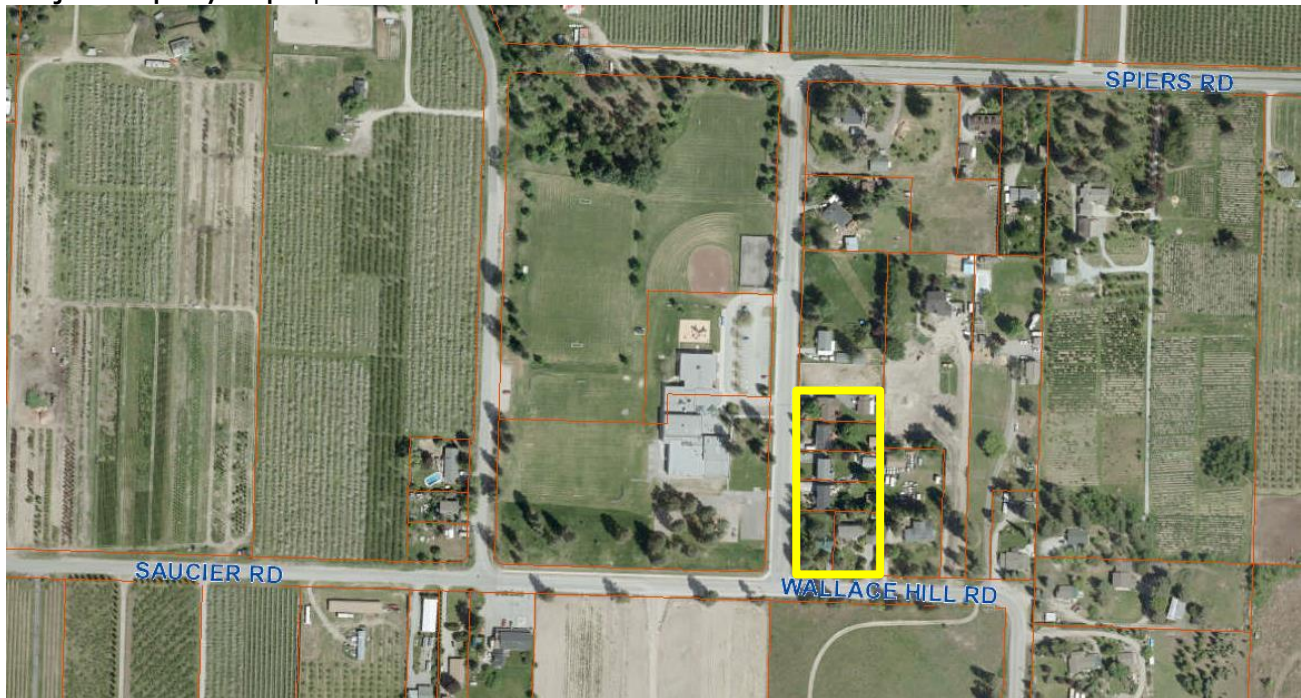
#### 4.3 Site Context

The subject properties have a total area of 8099 m<sup>2</sup> and are located on Spiers Road and Wallace Hill Road. The properties are designated REP – Resource Protection Area in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                                 | Land Use          |
|-------------|--|-------------------|
| North       | A1 – Agriculture 1                     | Farming           |
| East        | RR1 – Rural Residential 1              | Rural Residential |
| South       | A1 – Agriculture 1                     | Farming           |
| West        | P2 – Educational & Minor Institutional | Elementary School |

#### **Subject Property Map: Spiers Road & Wallace Hill Road**





## **5.0 Current Development Policies**

### **5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts**

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

### **5.2 Kelowna Official Community Plan (OCP)**

Chapter 4: Future Land Use

*Single / Two Unit Residential (S2RES). Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods.*

## **6.0 Technical Comments**

N/A

## **7.0 Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: Properties affected by LUC76-1059

Schedule B: Properties to be Rezoned to RR3

| Schedule A: LUC76-1059<br>Charge #:M4634 |   |                      |                             |                   |                    |
|--|---|----------------------|-----------------------------|-------------------|--------------------|
| No.                                      | Legal Description                           | Address              | Parcel Identifier<br>Number | Land Use Contract | Underlying<br>Zone |
| 1  | Lot 6 Section 3 Township 26 ODYD Plan 27824 | 4119 Wallace Hill Rd | 004-742-249                 | LUC76-1059        | A1 – Agriculture 1 |
| 2  | Lot 4 Section 3 Township 26 ODYD Plan 27824 | 4173 Spiers Rd       | 001-701-843                 | LUC76-1059        | A1 – Agriculture 1 |
| 3  | Lot 5 Section 3 Township 26 ODYD Plan 27824 | 4113 Wallace Hill Rd | 004-742-231                 | LUC76-1059        | A1 – Agriculture 1 |
| 4  | Lot 3 Section 3 Township 26 ODYD Plan 27824 | 4177 Spiers Rd       | 001-984-471                 | LUC76-1059        | A1 – Agriculture 1 |
| 5  | Lot 2 Section 3 Township 26 ODYD Plan 27824 | 4181 Spiers Rd       | 004-742-214                 | LUC76-1059        | A1 – Agriculture 1 |
| 6  | Lot 1 Section 3 Township 26 ODYD Plan 27824 | 4185 Spiers Rd       | 004-742-206                 | LUC76-1059        | A1 – Agriculture 1 |

**Schedule B: Proposed RR3 Zone**  
**Charge #:M4634**

| No. | Legal Description                           | Address              | Parcel Identifier Number | Land Use Contract | Underlying Zone    | Proposed Zone             |
|-----|---|----------------------|--------------------------|-------------------|--------------------|---------------------------|
| 1   | Lot 6 Section 3 Township 26 ODYD Plan 27824 | 4119 Wallace Hill Rd | 004-742-249              | LUC76-1059        | A1 – Agriculture 1 | RR3 – Rural Residential 3 |
| 2   | Lot 4 Section 3 Township 26 ODYD Plan 27824 | 4173 Spiers Rd       | 001-701-843              | LUC76-1059        | A1 – Agriculture 1 | RR3 – Rural Residential 3 |
| 3   | Lot 5 Section 3 Township 26 ODYD Plan 27824 | 4113 Wallace Hill Rd | 004-742-231              | LUC76-1059        | A1 – Agriculture 1 | RR3 – Rural Residential 3 |
| 4   | Lot 3 Section 3 Township 26 ODYD Plan 27824 | 4177 Spiers Rd       | 001-984-471              | LUC76-1059        | A1 – Agriculture 1 | RR3 – Rural Residential 3 |
| 5   | Lot 2 Section 3 Township 26 ODYD Plan 27824 | 4181 Spiers Rd       | 004-742-214              | LUC76-1059        | A1 – Agriculture 1 | RR3 – Rural Residential 3 |
| 6   | Lot 1 Section 3 Township 26 ODYD Plan 27824 | 4185 Spiers Rd       | 004-742-206              | LUC76-1059        | A1 – Agriculture 1 | RR3 – Rural Residential 3 |

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0017 / Z19-0085      **Owner:** Salco Management Ltd

**Address:** 1421 Sutherland Avenue      **Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation:      MRM – Multiple Unit Residential (Medium Density)

Existing Zone:      RM6 – High Rise Apartment Housing

Proposed Zone:      RM5 – Medium Density Multiple Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM6 – High Rise Apartment Housing zone for Lot A, District Lot 137, ODYD, Plan KAP27186, located at 1421 Sutherland Avenue, Kelowna, BC, under Land Use Contract LUC78-1005 does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0017 to terminate LUC78-1005 from Lot A, District Lot 137, ODYD, Plan KAP27186, located at 1421 Sutherland Avenue, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0085 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot A, District Lot 137, ODYD, Plan KAP27186, located at 1421 Sutherland Avenue, Kelowna, BC, from the RM6 – High Rise Apartment Housing zone to RM5 – Medium Density Multiple Housing be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11893;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

## **2.0 Purpose**

To consider an application for the early termination of Land Use Contract LUC78-1005 and rezone the subject property to the RM5 – Medium Density Multiple Housing zone.

## **3.0 Development Planning**

Staff are bringing forth and recommending this Land Use Contract (LUC78-1005) be terminated and for the subject property to be rezoned. The underlying zone is RM6 – High Rise Apartment Housing and does not fit in the established neighborhood. Under the current Land Use Contract its uses are regulated in accordance with the R-5 (High Density) Multi-Family Residential zone in Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of R-5 in the current Zoning Bylaw, No. 8000, is RM5 – Medium Density Multiple Housing. Therefore, Staff are proposing to adopt RM5 – Medium Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan.

The existing Land Use Contract (LUC) affects 1 property at 1421 Sutherland Avenue, and currently restricts the use to one multi-family residential building. The Land Use Contract uses and regulations fit within the RM5 – Medium Density Multiple Housing zone.

## **4.0 Proposal**

### **4.1 Background**

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

### **4.2 Notification**

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development

notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

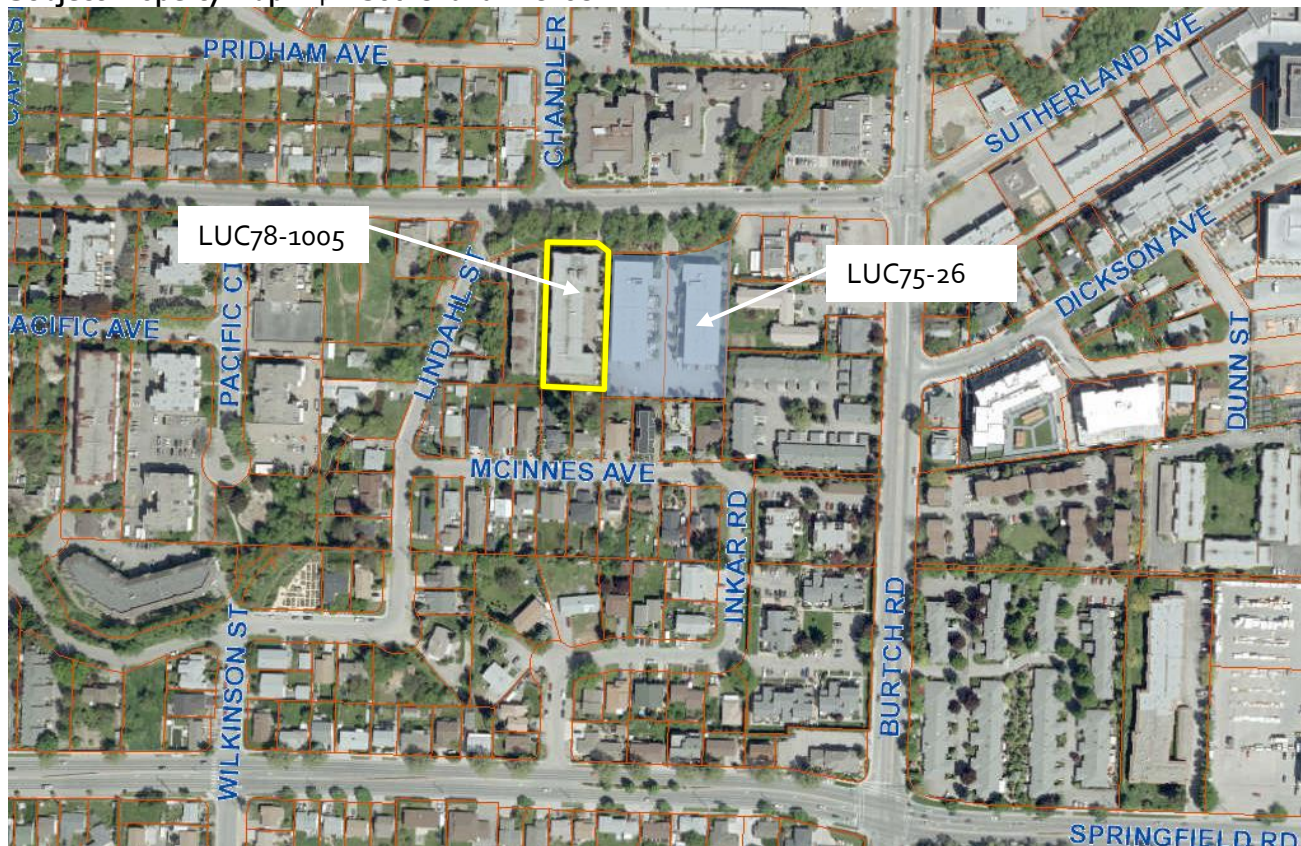
#### 4.3 Site Context

The subject property has a total area of 3,440 m<sup>2</sup> and is located at 1421 Sutherland Avenue. The property is designated MRM – Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning   | Land Use                          |
|-------------|--|-----------------------------------|
| North       | P1 – Major Institutional   | Senior Care                       |
| East        | LUC75-26<br>RU6 – Two Dwelling Housing (Rezoning application being tracked to rezone to RM5 – Medium Density Multiple Housing) | Multi-Family Residential Building |
| South       | RU6 – Two Dwelling Housing   | Residential Subdivision           |
| West        | RM3 – Low Density Multiple Housing   | Multi-Family Residential Building |

**Subject Property Map: 1421 Sutherland Avenue**



## **5.0 Current Development Policies**

### **5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts**

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

### **5.2 Kelowna Official Community Plan (OCP)**

Chapter 4: Future Land Use

*Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

## **6.0 Technical Comments**

### **6.1 Development Engineering Department**

No Concerns

### **6.2 Ministry of Transportation and Infrastructure**

No Concerns

## **7.0 Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0018 / Z19-0086

**Owner:** Jabs Construction Ltd

**Address:** 1247 Sutherland Avenue

**Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MXR – Mixed Use (Residential / Commercial)

Existing Zone: RM3 – Low Density Multiple Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM3 – Low Density Multiple Housing zone for Lot A, District Lot 137, ODYD, Plan KAP29293, located at 1247 Sutherland Avenue, Kelowna, BC, under Land Use Contract LUC77-1086 does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0018 to terminate LUC77-1086 from Lot A, District Lot 137, ODYD, Plan KAP29293, located at 1247 Sutherland Avenue, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0086 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot A, District Lot 137, ODYD, Plan KAP29293, located at 1247 Sutherland Avenue, Kelowna, BC, Kelowna, BC from the RM3 – Low Density Multiple Housing zone to RM5 – Medium Density Multiple Housing be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11895;



AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

## **2.0 Purpose**

To consider an application for the early termination of Land Use Contract LUC77-1086 and rezone the subject property to the RM5 – Medium Density Multiple Housing zone.

## **3.0 Development Planning**

Staff are bringing forth and recommending this Land Use Contract (LUC77-1086) be terminated and for the subject property to be rezoned. The underlying zone is RM3 – Low Density Multiple Housing and does not fit in the established neighborhood. Under the current Land Use Contract, it allows for one multi-family residential building that consists of thirty-six (36) multi-family residential units. The equivalent of these uses in the current Zoning Bylaw, No. 8000, is RM5 - Medium Density Multiple Housing. Therefore, Staff are proposing to adopt RM5 – Medium Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan Future Land Designation.

The existing Land Use Contract (LUC) affects 1 property at 1247 Sutherland Avenue. The Land Use Contract uses and regulations fit within the RM5 - Medium Density Multiple Housing zone.

## **4.0 Proposal**

### **4.1 Background**

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

### **4.2 Notification**

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

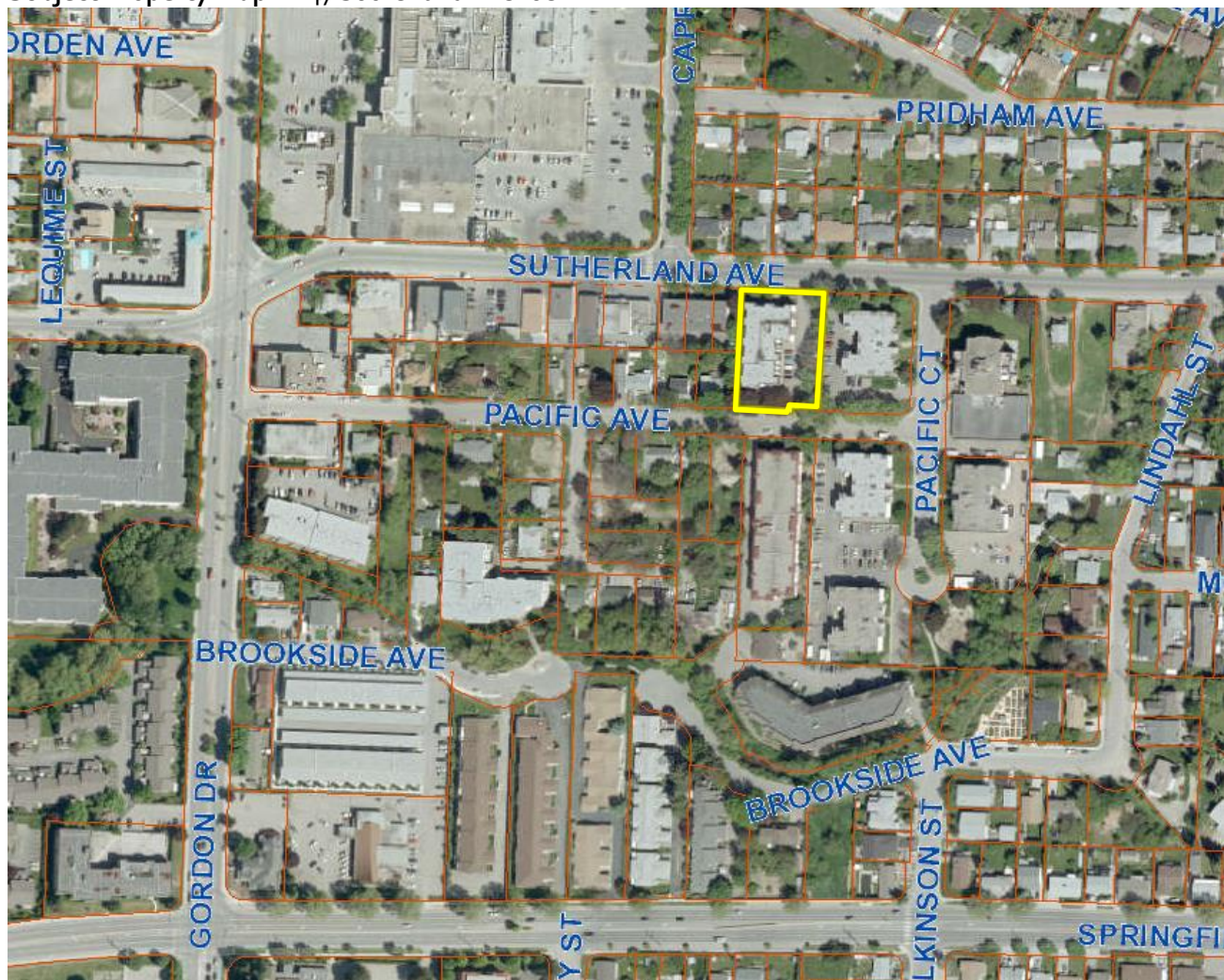
#### 4.3 Site Context

The subject property has a total area of 2,995 m<sup>2</sup> and is located at 1247 Sutherland Avenue. The property is designated MRM – Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning  | Land Use   |
|-------------|---|--|
| North       | RU6 – Two Dwelling Housing  | Residential Subdivision                          |
| East        | RM3 – Low Density Multiple Housing                                  | Multi-Family Building                            |
| South       | RM5 – Medium Density Multiple Housing                               | Multi-Family Building                            |
| West        | RM5 – Medium Density Multiple Housing<br>RU6 – Two Dwelling Housing | Multi-Family Building<br>Residential Subdivision |

**Subject Property Map: 1247 Sutherland Avenue**



## 5.0 Current Development Policies

### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

### 5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

*Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

## 6.0 Technical Comments

### 6.1 Development Engineering Department

No Concerns

### 6.2 Ministry of Transportation and Infrastructure

No Concerns

## 7.0 Application Chronology

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0021 / Z19-0089      **Owner:** 1110 Lawrence Holdings Ltd

**Address:** 1110 Lawrence Avenue      **Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation:      MRH - Multiple Unit Residential (High Density)

Existing Zone:      RM3 – Low Density Multiple Housing

Proposed Zone:      C4 – Urban Center Commercial

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1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM3 – Low Density Multiple Housing zone for Lot 1, District Lot 137, ODYD, Plan KAP26370, located at 1110 Lawrence Avenue, Kelowna, BC, under Land Use Contract LUC K73-65 does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0021 to terminate LUC K73-65 from Lot 1, District Lot 137, ODYD, Plan KAP26370, located at 1110 Lawrence Avenue, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0089 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot 1, District Lot 137, ODYD, Plan KAP26370, located at 1110 Lawrence Avenue, Kelowna, BC, Kelowna, BC from the RM3 – Low Density Multiple Housing zone to C4 – Urban Center Commercial zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11899;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

## **2.0 Purpose**

To consider an application for the early termination of Land Use Contract LUC K73-65 and rezone the subject property to the C<sub>4</sub> – Urban Center Commercial zone.

## **3.0 Development Planning**

Staff are bringing forth and recommending this Land Use Contract (LUC K73-65) be terminated and for the subject property to be rezoned. The underlying zone is RM<sub>3</sub> – Low Density Multiple Housing and does not fit in the established neighborhood. Under the current Land Use Contract, it allows for private residential accommodation for senior citizens and citizens with special needs and commercial facilities. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. Therefore, Staff are proposing to adopt the C<sub>4</sub> – Urban Center Commercial zone to the subject property.

The existing Land Use Contract (LUC) affects 1 property at 1110 Lawrence Avenue. The Land Use Contract uses and regulations fit within the C<sub>4</sub> – Urban Center Commercial zone.

## **4.0 Proposal**

### **4.1 Background**

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act

### **4.2 Notification**

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.



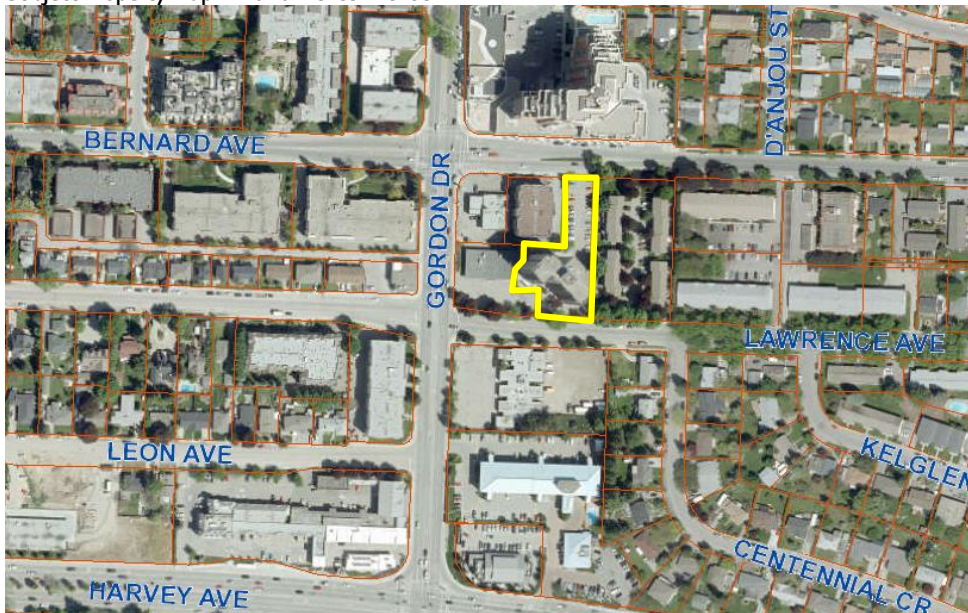
#### 4.3 Site Context

The subject property has a total area of 3,076 m<sup>2</sup> and is located at 1110 Lawrence Avenue. The property is designated MRH - Multiple Unit Residential (High Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                                     | Land Use                                |
|-------------|--|---|
| North       | CD17 – Mixed Use Commercial – High Density | Retail Stores / Multi-family Apartments |
| East        | RM3 – Low Density Multiple Housing         | Multi-family buildings                  |
| South       | C4 – Urban Centre Commercial               | Retail Stores                           |
| West        | C4 – Urban Centre Commercial               | Retail Stores                           |

**Subject Property Map: 1110 Lawrence Avenue**



#### 5.0 Current Development Policies

##### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

*Multiple Unit Residential (High Density) (MRH). High rise apartments. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities and maximum heights would be consistent with the provisions of the RM6 – High Rise Apartment Housing zone of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

6.0 **Technical Comments**

6.1 Development Engineering Department

No Concerns

6.2 Ministry of Transportation and Infrastructure

No Concerns

7.0 **Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

**Commented [CM1]:** Minor application (no Director signoff required)

REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0022 / Z19-0090      **Owner:** Multiple Owners

**Address:** 1431 & 1441 Sutherland Avenue      **Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation:      MRM – Multiple Unit Residential (Medium Density)

Existing Zone:      RU6 – Two Dwelling Housing

Proposed Zone:      RM5 – Medium Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU6 – Two Dwelling Housing zone for the subject properties under Land Use Contract LUC75-26 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0022 to terminate LUC75-26 from properties identified in 'Schedule A', located on Sutherland Avenue, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0090 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject properties identified in 'Schedule B', located on Sutherland Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to RM5 – Medium Density Multiple Housing be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11901;



AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

## **2.0 Purpose**

To consider an application for the early termination of Land Use Contract LUC75-26 and revert the parcels to the new underlying RM5 – Medium Density Multiple Housing zones as identified in 'Schedule A and B'.

## **3.0 Development Planning**

Staff are bringing forth and recommending this Land Use Contract (LUC75-26) be terminated and for the subject properties to be rezoned. The underlying zone is RU6 – Two Dwelling Housing and does not fit in the established neighborhood. Under the current Land Use Contract its uses are regulated in accordance with the R-5 (High Density) Multi-Family Residential zone in former Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of R-5 in the current Zoning Bylaw, No. 8000, is RM5 – Medium Density Multiple Housing. Therefore, Staff are proposing to adopt RM5 – Medium Density Multiple Housing to the subject properties. This zone is in accordance with the Official Community Plan Future Land Use Designation.

The existing Land Use Contract (LUC) affects 2 properties at 1431 and 1441 Sutherland Avenue, and currently restricts the use to multi-family residential buildings. The Land Use Contract uses and regulations fit within the RM5 – Medium Density Multiple Housing zone.

## **4.0 Proposal**

### **4.1 Background**

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

### **4.2 Notification**

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development

notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

#### 4.3 Site Context

The subject properties have a total area of 7,042 m<sup>2</sup> and are located at 1431 and 1441 Sutherland Avenue. The property is designated MRM – Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning  | Land Use                                  |
|-------------|---|---|
| North       | P1 – Major Institutional  | Senior Housing / Care                     |
| East        | C3 – Community Commercial<br>RM3 – Low Density Multiple Housing                                   | Retail Stores<br>Multi-family Residential |
| South       | RU6 – Two Dwelling Housing<br>RM1 – Four Dwelling Housing   | Residential Subdivision                   |
| West        | LUC78-1005 (LUCT and Rezoning Application being tracked to Termination the LUC and Rezone to RM3) | Multi-family Residential                  |

**Subject Property Map:** 1431 & 1441 Sutherland Avenue



## 5.0 Current Development Policies

### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

### 5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

*Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

## 6.0 Technical Comments

### 6.1 Development Engineering Department

No Concerns

### 6.2 Ministry of Transportation and Infrastructure

No Concerns

## 7.0 Application Chronology

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

**Commented [CM1]:** Minor application (no Director signoff required)

## Attachments:

Schedule A: Properties affected by LUC75-26

Schedule B: Properties to be rezoned to RM5

| Schedule A: LUC75-26<br>Charge #: N57506 |  |                     |                             |                   |                            |
|--|--|---------------------|-----------------------------|-------------------|----------------------------|
| No.                                      | Legal Description                      | Address             | Parcel Identifier<br>Number | Land Use Contract | Underlying<br>Zone         |
| 1  | Lot 1 District Lot 137 ODYD Plan 29754 | 1431 Sutherland Ave | 004-191-757                 | LUC75-26          | RU6 – Two Dwelling Housing |
| 2  | Lot 1 District Lot 137 ODYD Plan 29754 | 1441 Sutherland Ave | 004-191-781                 | LUC75-26          | RU6 – Two Dwelling Housing |

**Schedule B: Proposed RM5 Zone**  
**Charge #: N57506**

| No. | Legal Description                      | Address             | Parcel Identifier Number | Land Use Contract | Underlying Zone            | Proposed Zone                         |
|-----|--|---------------------|--------------------------|-------------------|----------------------------|---------------------------------------|
| 1   | Lot 1 District Lot 137 ODYD Plan 29754 | 1431 Sutherland Ave | 004-191-757              | LUC75-26          | RU6 – Two Dwelling Housing | RM5 – Medium Density Multiple Housing |
| 2   | Lot 1 District Lot 137 ODYD Plan 29754 | 1441 Sutherland Ave | 004-191-781              | LUC75-26          | RU6 – Two Dwelling Housing | RM5 – Medium Density Multiple Housing |

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0023 / Z19-0091

**Owner:** H Zamonsky Insurance Ltd

**Address:** 894 Wilson Avenue

**Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation: SIH – Sensitive Infill Housing (Low Density)

Existing Zone: RU7 – Infill Housing

Proposed Zone: RM3 – Low Density Multiple Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU7 – Infill Housing zone for Lot A, District Lot 138, ODYD, Plan KAP29862, located at 894 Wilson Avenue, Kelowna, BC, under Land Use Contract LUC77-1043 does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT19-0023 to terminate LUC77-1043 from Lot A, District Lot 138, ODYD, Plan KAP29862, located at 894 Wilson Avenue, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0091 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot A, District Lot 138, ODYD, Plan KAP29862, located at 894 Wilson Avenue, Kelowna, BC, Kelowna, BC from the RU7 – Infill Housing zone to RM3 – Low Density Multiple Housing zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Council, in accordance with the *Local Government Act*, s.464(2), waive the Public Hearing for Zoning Bylaw No. 11903.

## **2.0 Purpose**

To consider an application for the early termination of Land Use Contract LUC77-1043 and rezone the subject property to the new underlying RM3 – Low Density Multiple Housing zone.

## **3.0 Development Planning**

Staff are bringing forth and recommending this Land Use Contract (LUC77-1043) be terminated and for the subject property to be rezoned. The underlying zone is RU7 – Infill Housing and does not fit with the current land use. Under the current Land Use Contract, it allows for one Senior Citizen home that consists of sixteen (16) residential suites. The equivalent of these uses in the current Zoning Bylaw, No. 8000, is RM3 - Low Density Multiple Housing. Therefore, Staff are proposing to adopt RM3 – Low Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan.

The existing Land Use Contract (LUC) affects 1 property at 894 Wilson Avenue. The Land Use Contract uses and regulations fit within the RM3 - Low Density Multiple Housing zone.

## **4.0 Proposal**

### **4.1 Background**

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

### **4.2 Notification**

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

#### 4.3 Site Context

The subject property has a total area of 1,538 m<sup>2</sup> and is located at 894 Wilson Avenue. The property is designated SIH – Sensitive Infill Housing (Low Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                                 | Land Use                |
|-------------|--|-------------------------|
| North       | RU7 – Infill Housing                   | Residential Subdivision |
| East        | P2 – Education and Minor Institutional | Church                  |
| South       | RU7 – Infill Housing                   | Residential Subdivision |
| West        | RU7 – Infill Housing                   | Residential Subdivision |

#### **Subject Property Map: 894 Wilson Avenue**



#### 5.0 **Current Development Policies**

##### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;



## 5.2 Kelowna Official Community Plan (OCP)

### Chapter 4: Future Land Use

*Sensitive Infill Housing (Low Density) (SIH). A variety of housing types and tenures (fee simple, strata, rental), including, but not limited to, single detached homes, semi-detached homes, duplexes, triplexes, four-plexes, and combinations thereof, along with those complementary uses, that are integral components of complete, walkable neighbourhoods. The design of sensitive infill housing should respect the character of the neighbourhood, having limited massing, a positive relationship to the street, and high-quality green space. Densities and standards for housing within this designation should be consistent with the RU7 zone.*

### 6.0 **Technical Comments**

N/A

### 7.0 **Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

REPORT TO COUNCIL



**Date:** August 26, 2019  
**To:** Council  
**From:** City Manager  
**Department:** Development Planning  
**Application:** LUCT19-0024 / Z19-0092      **Owner:** Wally Knopf  
**Address:** 2949-2951 Richter Street      **Applicant:** City of Kelowna  
**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation:      MRL – Multiple Unit Residential (Low Density)  
Existing Zone:      RU6 – Two Dwelling Housing  
Proposed Zone:      RM1 – Four Dwelling Housing

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**1.0 Recommendation**

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU6 – Two Dwelling Housing zone for Lot 5, District Lot 135, ODYD, Plan KAP3632, located at 2949-2951 Richter Avenue, Kelowna, BC, under Land Use Contract LUC78-1001 does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0024 to terminate LUC77-1036 from Lot 5, District Lot 135, ODYD, Plan KAP3632, located at 2949-2951 Richter Avenue, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0092 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot 5, District Lot 135, ODYD, Plan KAP3632, located at 2949-2951 Richter Avenue, Kelowna, BC, Kelowna, BC from the RU6 – Two Dwelling Housing zone to RM1 – Four Dwelling Housing zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11907.

## **2.0 Purpose**

To consider an application for the early termination of Land Use Contract LUC77-1036 and rezone the subject property to the new underlying RM1 – Four Dwelling Housing zone.

## **3.0 Development Planning**

Staff are bringing forth and recommending this Land Use Contract (LUC 77-1036) be terminated and for the subject property to be rezoned. Under the current Land Use Contract its uses are regulated in accordance with the R-2 (Duplex and Semi-Detached Residential) zone in former Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of R-2 in the current Zoning Bylaw No. 8000, is RU6 – Two Dwelling Housing. However, RU6 zoning is not adequate as the zone is not in accordance with the Official Community Plan. Therefore, Staff are proposing to adopt RM1 – Four Dwelling Housing to the subject property.

The existing Land Use Contract (LUC) affects 1 property located at 2949-2951 Richter Street, and currently restricts the use to duplex and semi-detached residential homes. The Land Use Contract uses and regulations fit within the RM1 – Four Dwelling Housing zone.

## **4.0 Proposal**

### **4.1 Background**

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act

### **4.2 Notification**

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

#### 4.3 Site Context

The subject property has a total area of 877 m<sup>2</sup> and is located at 2949-2951 Richter Street. The property is designated MRL – Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                             | Land Use                 |
|-------------|------------------------------------|--------------------------|
| North       | RM1 – Four Dwelling Housing        | Residential Subdivision  |
| East        | RU7 – Infill Housing               | Residential Subdivision  |
| South       | RM1 – Four Dwelling Housing        | Residential Subdivision  |
| West        | RM3 – Low Density Multiple Housing | Multi-Family Residential |

**Subject Property Map:** 2949-2951 Richter Street



#### 5.0 Current Development Policies

##### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

##### 5.2 Kelowna Official Community Plan (OCP)

#### Chapter 4: Future Land Use

*Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted.*

*Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

**6.o Technical Comments**

N/A

**7.o Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

**Commented [CM1]:** Minor application (no Director signoff required)

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0019 / Z19-0087

**Owner:** Keycam Holdings Ltd

**Address:** 520-528 Hollywood Road South

**Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: C1 – Local Commercial

Proposed Zone: RM3 – Low Density Multiple Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying C1 – Local Commercial zone for Lot 2, Section 22 Township 26, ODYD, Plan KAP22192, located at 520-528 Hollywood Road South, Kelowna, BC, under Land Use Contract LUC78-1001 does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0019 to terminate LUC78-1001 from Lot 2, Section 22 Township 26, ODYD, Plan KAP22192, located at 520-528 Hollywood Road South, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0087 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot 2, Section 22 Township 26, ODYD, Plan KAP22192, located at 520-528 Hollywood Road South, Kelowna, BC, Kelowna, BC from the C1 – Local Commercial zone to RM3 – Low Density Multiple Housing zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11897;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure;

## **2.0 Purpose**

To consider an application for the early termination of Land Use Contract LUC78-1001 and rezone the subject property to the RM3 – Low Density Multiple Housing zone.

## **3.0 Development Planning**

Staff are bringing forth and recommending this Land Use Contract (LUC78-1001) be terminated and for the subject property to be rezoned. The existing Land Use Contract (LUC) affects 1 property at 520-528 Hollywood Road South. The underlying zone is C1 – Local Commercial and does not fit in the established neighborhood. Under the current Land Use Contract its uses are regulated in accordance with the C-1 (Local Commercial) zone in Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of C1 in the new the Zoning Bylaw, No. 8000, is C1 – Local Commercial. However, C1 zoning is not appropriate for the subject as it is not in accordance with the OCP Future Land Use designation, MRL – Low Density Multiple Housing. The current use is residential units therefore, Staff are proposing to adopt RM3 – Low Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan.

## **4.0 Proposal**

### **4.1 Background**

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

### **4.2 Notification**

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.



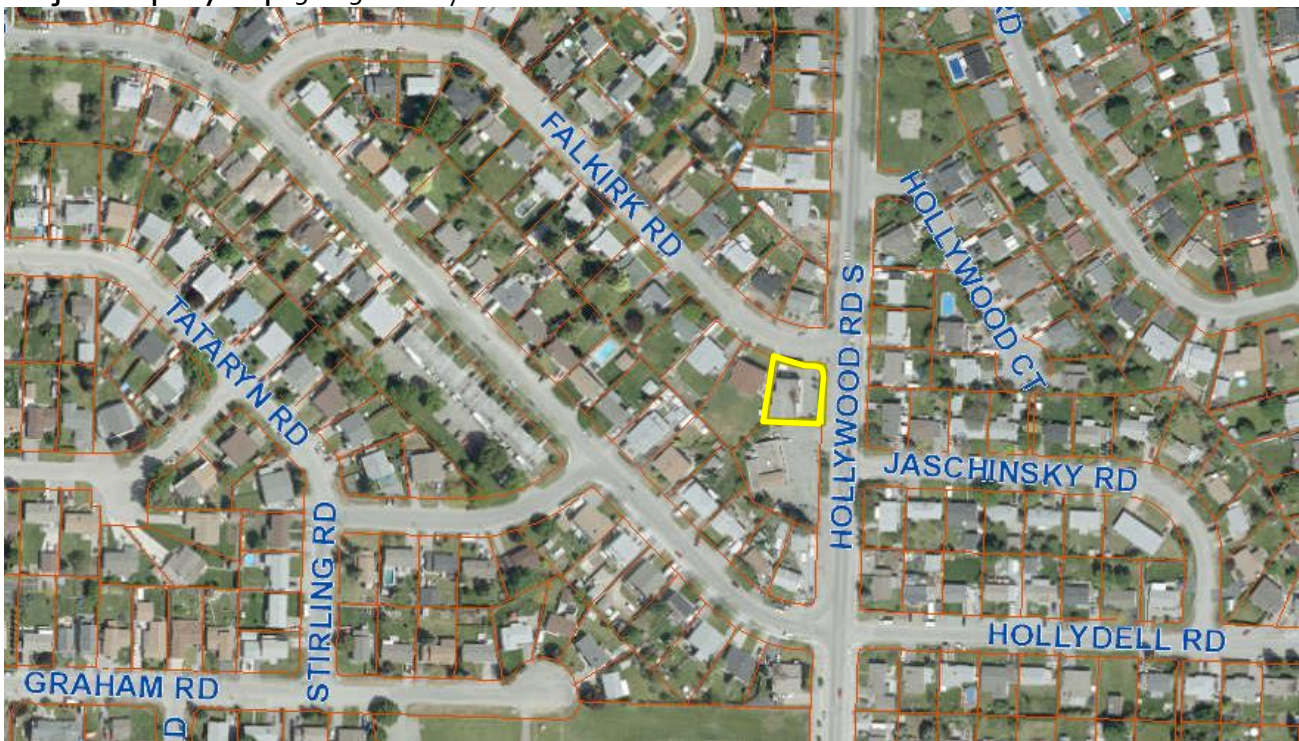
#### 4.3 Site Context

The subject property has a total area of 920 m<sup>2</sup> and is located at 520-528 Hollywood Road South. The property is designated MRL – Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                     | Land Use                   |
|-------------|----------------------------|----------------------------|
| North       | RU1 – Large Lot Housing    | Residential Subdivision    |
| East        | RU1 – Large Lot Housing    | Residential Subdivision    |
| South       | C1 – Local Commercial      | Retail Stores / Apartments |
| West        | RU6 – Two Dwelling Housing | Residential Subdivision    |

#### **Subject Property Map:** 520-528 Hollywood Road South



#### 5.0 **Current Development Policies**

##### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;



## 5.2 Kelowna Official Community Plan (OCP)

### Chapter 4: Future Land Use

*Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

## 6.0 **Technical Comments**

### 6.1 Development Engineering Department

No Concerns

### 6.2 Ministry of Transportation and Infrastructure

No Concerns

## 7.0 **Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0016 / Z19-0084

**Owner:** Multiple Owners

**Address:** 2040 Gordon Drive & 1050  
Springfield Road

**Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)  
MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM3 – Low Density Multiple Housing  
RM5 – Medium Density Multiple Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU6 – Two Dwelling Housing zone for the subject properties under Land Use Contract LUC77-1027 and LUC78-1030 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0016 to terminate LUC77-1027 and LUC78-1030 from properties identified in 'Schedule A', located on Gordon Drive and Springfield Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0084 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject properties identified in 'Schedule B', located on Springfield Road, Kelowna, BC from the RU6 – Two Dwelling Housing zone to RM3 – Low Density Multiple Housing be considered by Council;

AND THAT Rezoning Application No. Z19-0084 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject property identified in 'Schedule C', located on Gordon

Drive, Kelowna, BC from the RU6 – Two Dwelling Housing zone to RM5 – Medium Density Multiple Housing be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11863;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure;

## 2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC77-1027 and LUC78-1030 and rezone the parcels to the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zones as identified in 'Schedule A, B and C'.

## 3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC77-1027 and LUC78-1030) be terminated and for the subject properties to be rezoned. The underlying zoning (RU6 – Two Dwelling Housing) does not fit within the established neighbourhood and is not appropriate to support the existing land use. Staff are proposing to adopt the adjacent RM3 – Low Density Multiple Housing to the subject properties identified in 'Schedule B'. In addition, staff are proposing to also adopt the RM5 – Medium Density Multiple Housing zone for the subject properties identified in 'Schedule C'. Two rezonings are required as the two properties have different development forms and Future Land Uses.



RM3 Properties (Refer to 'Schedule B')



RM5 Property (Refer to 'Schedule C')

The existing Land Use Contract (LUC) affects two properties at 2040 Gordon Drive and 1050 Springfield Road, and currently restricts the use to multi-family residential buildings with heights of one to three storey's. The Land Use Contract uses and regulations fit within the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zones.

#### 4.0 Proposal

##### 4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

##### 4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

##### 4.3 Site Context

The subject property has a total area of 12,454 m<sup>2</sup> and is located at 2040 Gordon Drive and 1050 Springfield Road. The property is designated MRL – Multiple Unit Residential (Low Density) and MRM – Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning  | Land Use                                      |
|-------------|---|---|
| North       | P3 – Parks & Open Space<br>RM5 – Medium Density Multiple Housing    | Millbridge Park<br>Multi-family Residential   |
| East        | RM3 – Low Density Multiple Housing<br>C4 – Urban Central commercial | Multi-family Residential<br>Commercial Stores |
| South       | P2 – Public Institutional   | Elementary School                             |
| West        | P3 – Parks & Open Space<br>RM3 – Low Density Multiple Housing       | Millbridge Park<br>Multi-family Residential   |

**Subject Property Map:** 2040 Gordon Drive and 1050 Springfield Road



## 5.0 Current Development Policies

### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

### 5.2 Kelowna Official Community Plan (OCP)

#### Chapter 4: Future Land Use

*Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

*Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.*

## **6.0 Technical Comments**

### **6.1 Development Engineering Department**

No Concerns

### **6.2 Ministry of Transportation and Infrastructure**

No Concerns

## **7.0 Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

### **Attachments:**

Schedule A: Properties affected by LUC77-1027 and LUC78-1030

Schedule B: Properties to be rezoned to RM<sub>3</sub>

Schedule C: Property to be rezoned to RM<sub>5</sub>



| Schedule A: LUC 77-1027 & LUC78-1030<br>Charge #: N37850 & N57914 |  |                         |                          |                            |                            |
|---|--|-------------------------|--------------------------|----------------------------|----------------------------|
| No.   | Legal Description  | Address                 | Parcel Identifier Number | Land Use Contract          | Underlying Zone            |
| 1   | Land Use Contract<br>Registration Number: N37850<br>Common Property Strata Plan KAS278   | 1050 Springfield Rd     | N/A                      | LUC77-1027 &<br>LUC78-1030 | N/A                        |
| 2   | Strata Lot 52 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 153-1050 Springfield Rd | 002-523-531              | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling Housing |
| 3   | Strata Lot 17 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-1050 Springfield Rd | 002-523-108              | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling Housing |
| 4   | Strata Lot 56 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 149-1050 Springfield Rd | 002-523-604              | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling Housing |
| 5   | Strata Lot 13 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 107-1050 Springfield Rd | 002-222-868              | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling Housing |
| 6   | Strata Lot 26 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 126-1050 Springfield Rd | 001-523-221              | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling Housing |
| 7   | Strata Lot 23 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 123-1050 Springfield Rd | 002-523-183              | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling Housing |
| 8   | Strata Lot 4 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-1050 Springfield Rd | 002-522-934              | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling Housing |
| 9   | Strata Lot 7 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 119-1050 Springfield Rd | 002-522-993              | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling Housing |
| 10  | Strata Lot 18 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 112-1050 Springfield Rd | 002-523-132              | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling Housing |
| 11  | Strata Lot 54 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 151-1050 Springfield Rd | 002-523-558              | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling Housing |

|    |  |                         |             |                         |                            |
|----|--|-------------------------|-------------|-------------------------|----------------------------|
| 12 | Strata Lot 28 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 128-1050 Springfield Rd | 002-523-248 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 13 | Strata Lot 37 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 137-1050 Springfield Rd | 002-523-353 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 14 | Strata Lot 48 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 157-1050 Springfield Rd | 002-523-485 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 15 | Strata Lot 8 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 120-1050 Springfield Rd | 002-523-027 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 16 | Strata Lot 16 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 110-1050 Springfield Rd | 002-267-977 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 17 | Strata Lot 22 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 116-1050 Springfield Rd | 002-523-175 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 18 | Strata Lot 11 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 135-1050 Springfield Rd | 002-523-329 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 19 | Strata Lot 9 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 121-1050 Springfield Rd | 001-471-708 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 20 | Strata Lot 57 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 148-1050 Springfield Rd | 002-523-612 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 21 | Strata Lot 47 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 158-1050 Springfield Rd | 002-523-477 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 22 | Strata Lot 34 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 134-1050 Springfield Rd | 002-523-311 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 23 | Strata Lot 42 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 142-1050 Springfield Rd | 002-523-400 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 24 | Strata Lot 27 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 127-1050 Springfield Rd | 001-650-726 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |



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| 25 | Strata Lot 36 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 136-1050 Springfield Rd | 002-523-345 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 26 | Strata Lot 51 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 154-1050 Springfield Rd | 002-523-523 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 27 | Strata Lot 1 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 101-1050 Springfield Rd | 002-522-896 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 28 | Strata Lot 38 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 138-1050 Springfield Rd | 002-523-370 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 29 | Strata Lot 40 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 130-1050 Springfield Rd | 002-056-747 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 30 | Strata Lot 31 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 131-1050 Springfield Rd | 002-523-281 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 31 | Strata Lot 6 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 118-1050 Springfield Rd | 002-522-969 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 32 | Strata Lot 41 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 141-1050 Springfield Rd | 002-523-396 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 33 | Strata Lot 14 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 108-1050 Springfield Rd | 002-523-078 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 34 | Strata Lot 58 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 147-1050 Springfield Rd | 002-523-639 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 35 | Strata Lot 45 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 145-1050 Springfield Rd | 002-523-451 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 36 | Strata Lot 10 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 122-1050 Springfield Rd | 002-523-035 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 37 | Strata Lot 39 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 139-1050 Springfield Rd | 002-523-388 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |

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| 38 | Strata Lot 49 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 156-1050 Springfield Rd | 002-523-493 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 39 | Strata Lot 55 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 150-1050 Springfield Rd | 002-523-574 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 40 | Strata Lot 19 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 113-1050 Springfield Rd | 002-523-141 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 41 | Strata Lot 53 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 152-1050 Springfield Rd | 002-523-540 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 42 | Strata Lot 5 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 117-1050 Springfield Rd | 002-522-942 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 43 | Strata Lot 32 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 132-1050 Springfield Rd | 002-523-299 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 44 | Strata Lot 44 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 144-1050 Springfield Rd | 002-523-434 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 45 | Strata Lot 12 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 106-1050 Springfield Rd | 001-776-088 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 46 | Strata Lot 2 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 102-1050 Springfield Rd | 002-522-918 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 47 | Strata Lot 24 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 124-1050 Springfield Rd | 002-523-205 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 48 | Strata Lot 20 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 114-1050 Springfield Rd | 001-728-300 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 49 | Strata Lot 33 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 133-1050 Springfield Rd | 002-523-302 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 50 | Strata Lot 21 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 115-1050 Springfield Rd | 002-523-167 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |

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| 51 | Strata Lot 3 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 103-1050 Springfield Rd | 002-522-926 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 52 | Strata Lot 25 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 125-1050 Springfield Rd | 002-523-213 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 53 | Strata Lot 43 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 143-1050 Springfield Rd | 002-523-418 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 54 | Strata Lot 50 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 155-1050 Springfield Rd | 001-935-917 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 55 | Strata Lot 46 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 146-1050 Springfield Rd | 002-523-469 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 56 | Strata Lot 30 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 130-1050 Springfield Rd | 001-836-391 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 57 | Strata Lot 15 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 109-1050 Springfield Rd | 002-523-094 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 58 | Strata Lot 29 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 129-1050 Springfield Rd | 002-523-256 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |
| 59 | Lot B Section 19 Township 26 ODYD District Plan 29691  | 2040 Gordon Drive       | 004-200-446 | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing |

**Schedule B: Proposed RM3 Zone  
Charge #: N37850 & N57914**

| No. | Legal Description  | Address                 | Parcel Identifier Number | Land Use Contract       | Underlying Zone            | Proposed Zone                      |
|-----|--|-------------------------|--------------------------|-------------------------|----------------------------|------------------------------------|
| 1   | Strata Lot 52 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 153-1050 Springfield Rd | 002-523-531              | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 2   | Strata Lot 17 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 111-1050 Springfield Rd | 002-523-108              | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 3   | Strata Lot 56 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 149-1050 Springfield Rd | 002-523-604              | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 4   | Strata Lot 13 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 107-1050 Springfield Rd | 002-222-868              | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 5   | Strata Lot 26 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 126-1050 Springfield Rd | 001-523-221              | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 6   | Strata Lot 23 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 123-1050 Springfield Rd | 002-523-183              | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 7   | Strata Lot 4 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-1050 Springfield Rd | 002-522-934              | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 8   | Strata Lot 7 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 119-1050 Springfield Rd | 002-522-993              | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 9   | Strata Lot 18 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 112-1050 Springfield Rd | 002-523-132              | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |
| 10  | Strata Lot 54 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 151-1050 Springfield Rd | 002-523-558              | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing | RM3 – Low Density Multiple Housing |

|    |   |                            |             |                            |                               |                                       |
|----|---|----------------------------|-------------|----------------------------|-------------------------------|---------------------------------------|
| 11 | Strata Lot 28 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 128-1050 Springfield<br>Rd | 002-523-248 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 12 | Strata Lot 37 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 137-1050 Springfield Rd    | 002-523-353 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 13 | Strata Lot 48 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 157-1050 Springfield Rd    | 002-523-485 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 14 | Strata Lot 8 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1  | 120-1050 Springfield<br>Rd | 002-523-027 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 15 | Strata Lot 16 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 110-1050 Springfield Rd    | 002-267-977 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 16 | Strata Lot 22 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 116-1050 Springfield Rd    | 002-523-175 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 17 | Strata Lot 11 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 135-1050 Springfield Rd    | 002-523-329 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 18 | Strata Lot 9 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1  | 121-1050 Springfield Rd    | 001-471-708 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 19 | Strata Lot 57 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 148-1050 Springfield<br>Rd | 002-523-612 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 20 | Strata Lot 47 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 158-1050 Springfield<br>Rd | 002-523-477 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |

|    |   |                            |             |                            |                               |                                       |
|----|---|----------------------------|-------------|----------------------------|-------------------------------|---------------------------------------|
| 21 | Strata Lot 34 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 134-1050 Springfield Rd    | 002-523-311 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 22 | Strata Lot 42 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 142-1050 Springfield<br>Rd | 002-523-400 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 23 | Strata Lot 27 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 127-1050 Springfield Rd    | 001-650-726 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 24 | Strata Lot 36 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 136-1050 Springfield Rd    | 002-523-345 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 25 | Strata Lot 51 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 154-1050 Springfield<br>Rd | 002-523-523 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 26 | Strata Lot 1 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1  | 101-1050 Springfield Rd    | 002-522-896 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 27 | Strata Lot 38 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 138-1050 Springfield Rd    | 002-523-370 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 28 | Strata Lot 40 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 130-1050 Springfield Rd    | 002-056-747 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 29 | Strata Lot 31 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 131-1050 Springfield Rd    | 002-523-281 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 30 | Strata Lot 6 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1  | 118-1050 Springfield Rd    | 002-522-969 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |

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| 31 | Strata Lot 41 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 141-1050 Springfield Rd    | 002-523-396 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 32 | Strata Lot 14 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 108-1050 Springfield<br>Rd | 002-523-078 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 33 | Strata Lot 58 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 147-1050 Springfield Rd    | 002-523-639 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 34 | Strata Lot 45 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 145-1050 Springfield<br>Rd | 002-523-451 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 35 | Strata Lot 10 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 122-1050 Springfield<br>Rd | 002-523-035 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 36 | Strata Lot 39 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 139-1050 Springfield Rd    | 002-523-388 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 37 | Strata Lot 49 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 156-1050 Springfield<br>Rd | 002-523-493 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 38 | Strata Lot 55 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 150-1050 Springfield<br>Rd | 002-523-574 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 39 | Strata Lot 19 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 113-1050 Springfield Rd    | 002-523-141 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 40 | Strata Lot 53 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 152-1050 Springfield<br>Rd | 002-523-540 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |

|    |   |                            |             |                            |                               |                                       |
|----|---|----------------------------|-------------|----------------------------|-------------------------------|---------------------------------------|
| 41 | Strata Lot 5 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1  | 117-1050 Springfield Rd    | 002-522-942 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 42 | Strata Lot 32 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 132-1050 Springfield Rd    | 002-523-299 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 43 | Strata Lot 44 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 144-1050 Springfield<br>Rd | 002-523-434 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 44 | Strata Lot 12 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 106-1050 Springfield<br>Rd | 001-776-088 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 45 | Strata Lot 2 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1  | 102-1050 Springfield<br>Rd | 002-522-918 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 46 | Strata Lot 24 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 124-1050 Springfield<br>Rd | 002-523-205 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 47 | Strata Lot 20 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 114-1050 Springfield Rd    | 001-728-300 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 48 | Strata Lot 33 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 133-1050 Springfield Rd    | 002-523-302 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 49 | Strata Lot 21 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 115-1050 Springfield Rd    | 002-523-167 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 50 | Strata Lot 3 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1  | 103-1050 Springfield Rd    | 002-522-926 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |



|    |   |                            |             |                            |                               |                                       |
|----|---|----------------------------|-------------|----------------------------|-------------------------------|---------------------------------------|
| 51 | Strata Lot 25 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 125-1050 Springfield<br>Rd | 002-523-213 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 52 | Strata Lot 43 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 143-1050 Springfield Rd    | 002-523-418 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 53 | Strata Lot 50 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 155-1050 Springfield Rd    | 001-935-917 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 54 | Strata Lot 46 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 146-1050 Springfield<br>Rd | 002-523-469 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 55 | Strata Lot 30 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 130-1050 Springfield Rd    | 001-836-391 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 56 | Strata Lot 15 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 109-1050 Springfield<br>Rd | 002-523-094 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |
| 57 | Strata Lot 29 Section 19 Township 26 ODYD<br>Strata Plan K278 together with an interest in the<br>common property in proportion to the unit<br>entitlement of the strata lot as shown on form 1 | 129-1050 Springfield<br>Rd | 002-523-256 | LUC77-1027 &<br>LUC78-1030 | RU6 – Two Dwelling<br>Housing | RM3 – Low Density<br>Multiple Housing |

| Schedule C: Proposed RM5 Zone<br>Charge #: N37850 & N57914 |   |                   |                          |                         |                            |                                       |
|--|---|-------------------|--------------------------|-------------------------|----------------------------|---------------------------------------|
| No.  | Legal Description                                     | Address           | Parcel Identifier Number | Land Use Contract       | Underlying Zone            | Proposed Zone                         |
| 1  | Lot B Section 19 Township 26 ODYD District Plan 29691 | 2040 Gordon Drive | 004-200-446              | LUC77-1027 & LUC78-1030 | RU6 – Two Dwelling Housing | RM5 – Medium Density Multiple Housing |

# REPORT TO COUNCIL



**Date:** August 26, 2019

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** LUCT19-0020 / Z19-0088

**Owner:** Multiple Owners

**Address:** 1912 & 1915 Pacific Court

**Applicant:** City of Kelowna

**Subject:** Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MXR – Mixed Use (Residential / Commercial)

Existing Zone: RM<sub>3</sub> – Low Density Multiple Housing

Proposed Zone: RM<sub>5</sub> – Medium Density Multiple Housing

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## 1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM<sub>3</sub> – Low Density Multiple Housing zone for the subject properties under Land Use Contract BL-3534 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0020 to terminate BL-3534 from properties identified in 'Schedule A', located on Pacific Court, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0088 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject properties identified in 'Schedule B', located on Pacific Court, Kelowna, BC from the RM<sub>3</sub> – Low Density Multiple Housing zone to RM<sub>5</sub> – Medium Density Multiple Housing zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11884;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

## **2.0 Purpose**

To consider an application for the early termination of Land Use Contract BL-3534 and rezone the parcels to the RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A and B'.

## **3.0 Development Planning**

Staff are bringing forth and recommending this Land Use Contract (BL-3534) be terminated and for the subject properties to be rezoned. The underlying zoning (RM3 – Low Density Multiple Housing) is not appropriate to support the existing land use. Staff are proposing to adopt the adjacent RM5 – Medium Density Multiple Housing zone. This zone is in accordance with the Official Community Plan Future Land Use Designation.

The existing Land Use Contract (LUC) affects two properties at 1912 Pacific Court and 1915 Pacific Court, and currently restricts the use to multi-family residential buildings with a height of 15m (50ft) or less. The Land Use Contract uses and regulations fit within the RM5 – Medium Density Multiple Housing zone.

## **4.0 Proposal**

### **4.1 Background**

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15<sup>th</sup> 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30<sup>th</sup> 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20<sup>th</sup> 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

### **4.2 Notification**

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

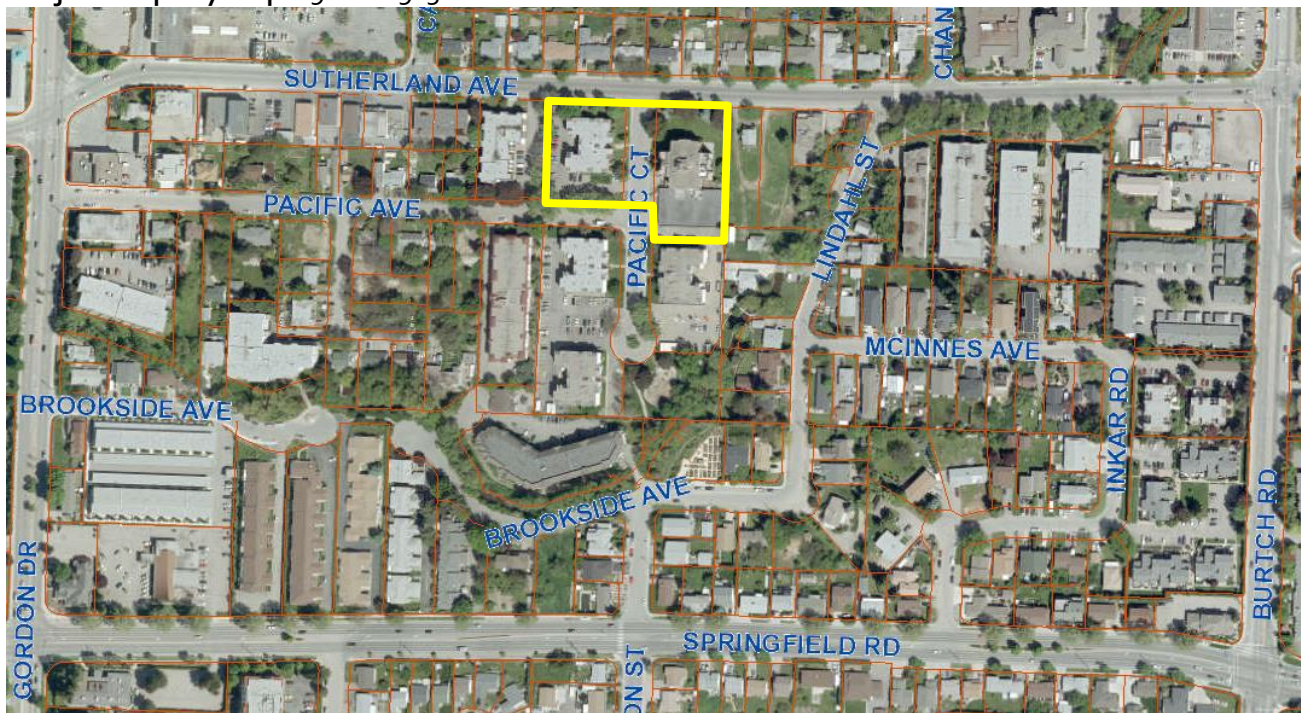
#### 4.3 Site Context

The subject property has a total area of 7,585 m<sup>2</sup> and is located at 1912 and 1915 Pacific Court. The property is designated MXR – Mixed Use (Residential / Commercial) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

| Orientation | Zoning                                | Land Use                |
|-------------|---------------------------------------|-------------------------|
| North       | RU6 – Two Dwelling Housing            | Residential Subdivision |
| East        | RM3 – Low Density Multiple Housing    | Multi-family building   |
| South       | RM5 – Medium Density Multiple Housing | Multi-family building   |
| West        | RM3 – Low Density Multiple Housing    | Multi-family building   |

#### **Subject Property Map: 1912 & 1915 Pacific Court**



#### 5.0 **Current Development Policies**

##### 5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

##### 5.2 Kelowna Official Community Plan (OCP)

#### Chapter 4: Future Land Use

*Mixed Use (Residential / Commercial) (MXR). Developments that provide for commercial floor space on the ground floor or above, with additional potential for residential units above the ground floor. For Urban Centres*

*other than the City Centre, building densities should decrease as the distance from the core of the Urban Centre increases.*

**6.0 Technical Comments**

**6.1 Development Engineering Department**

No Concerns

**6.2 Ministry of Transportation and Infrastructure**

No Concerns

**7.0 Application Chronology**

N/A

**Report prepared by:** Jenna Ratzlaff, Planner

**Reviewed by:** Laura Bentley, Urban Planning & Development Policy Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

**Attachments:**

Schedule A: Properties affected by BL-3534

Schedule B: Properties to be rezoned to RM5

| Schedule A: BL-3534<br>Charge #: H63425 |   |                     |                          |                   |                                    |
|---|---|---------------------|--------------------------|-------------------|------------------------------------|
| No.                                     | Legal Description   | Address             | Parcel Identifier Number | Land Use Contract | Underlying Zone                    |
| 1                                       | Lot A District Lot 137 ODYD Plan 23658  | 1912 Pacific Ct     | 006-281-699              | BL - 3534         | RM3 – Low Density Multiple Housing |
| 2                                       | Strata Lot 1 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 101-1915 Pacific Ct | 002-720-752              | BL - 3534         | RM3 – Low Density Multiple Housing |
| 3                                       | Strata Lot 2 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 102-1915 Pacific Ct | 002-720-787              | BL - 3534         | RM3 – Low Density Multiple Housing |
| 4                                       | Strata Lot 3 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 103-1915 Pacific Ct | 002-720-809              | BL - 3534         | RM3 – Low Density Multiple Housing |
| 5                                       | Strata Lot 4 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-1915 Pacific Ct | 002-007-754              | BL - 3534         | RM3 – Low Density Multiple Housing |
| 6                                       | Strata Lot 5 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 105-1915 Pacific Ct | 002-720-817              | BL - 3534         | RM3 – Low Density Multiple Housing |
| 7                                       | Strata Lot 6 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 106-1915 Pacific Ct | 002-720-833              | BL - 3534         | RM3 – Low Density Multiple Housing |
| 8                                       | Strata Lot 7 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 107-1915 Pacific Ct | 002-720-841              | BL - 3534         | RM3 – Low Density Multiple Housing |
| 9                                       | Strata Lot 8 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 108-1915 Pacific Ct | 002-720-850              | BL - 3534         | RM3 – Low Density Multiple Housing |
| 10                                      | Strata Lot 9 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 201-1915 Pacific Ct | 002-329-697              | BL - 3534         | RM3 – Low Density Multiple Housing |
| 11                                      | Strata Lot 10 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-1915 Pacific Ct | 002-720-868              | BL - 3534         | RM3 – Low Density Multiple Housing |

|    |   |                     |             |           |                                    |
|----|---|---------------------|-------------|-----------|------------------------------------|
| 12 | Strata Lot 11 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-1915 Pacific Ct | 002-720-892 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 13 | Strata Lot 12 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-1915 Pacific Ct | 002-720-914 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 14 | Strata Lot 13 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-1915 Pacific Ct | 002-720-922 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 15 | Strata Lot 14 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-1915 Pacific Ct | 002-720-931 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 16 | Strata Lot 15 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-1915 Pacific Ct | 002-002-931 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 17 | Strata Lot 16 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-1915 Pacific Ct | 002-720-949 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 18 | Strata Lot 17 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 301-1915 Pacific Ct | 002-720-957 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 19 | Strata Lot 18 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-1915 Pacific Ct | 002-720-981 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 20 | Strata Lot 19 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 303-1915 Pacific Ct | 002-720-990 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 21 | Strata Lot 20 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-1915 Pacific Ct | 002-721-007 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 22 | Strata Lot 21 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 305-1915 Pacific Ct | 002-721-015 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 23 | Strata Lot 22 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-1915 Pacific Ct | 002-721-643 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 24 | Strata Lot 23 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 307-1915 Pacific Ct | 002-721-651 | BL - 3534 | RM3 – Low Density Multiple Housing |



|    |   |                     |             |           |                                    |
|----|---|---------------------|-------------|-----------|------------------------------------|
| 25 | Strata Lot 24 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-1915 Pacific Ct | 002-721-660 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 26 | Strata Lot 25 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 401-1915 Pacific Ct | 002-721-678 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 27 | Strata Lot 26 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 402-1915 Pacific Ct | 002-721-694 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 28 | Strata Lot 27 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 403-1915 Pacific Ct | 002-721-708 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 29 | Strata Lot 28 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 404-1915 Pacific Ct | 002-721-716 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 30 | Strata Lot 29 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 405-1915 Pacific Ct | 002-721-732 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 31 | Strata Lot 30 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 406-1915 Pacific Ct | 002-721-767 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 32 | Strata Lot 31 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 407-1915 Pacific Ct | 002-731-783 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 33 | Strata Lot 32 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 408-1915 Pacific Ct | 002-721-791 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 34 | Strata Lot 33 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 501-1915 Pacific Ct | 002-721-805 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 35 | Strata Lot 34 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 502-1915 Pacific Ct | 002-721-821 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 36 | Strata Lot 35 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 503-1915 Pacific Ct | 002-721-830 | BL - 3534 | RM3 – Low Density Multiple Housing |
| 37 | Strata Lot 36 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 504-1915 Pacific Ct | 002-721-872 | BL - 3534 | RM3 – Low Density Multiple Housing |

**Schedule B: Proposed RM5 Zone**  
**Charge #: H63425**

| No. | Legal Description   | Address             | Parcel Identifier Number | Land Use Contract | Underlying Zone                    | Proposed Zone                         |
|-----|---|---------------------|--------------------------|-------------------|------------------------------------|---------------------------------------|
| 1   | Lot A District Lot 137 ODYD Strata Plan KAP23658  | 1912 Pacific Ct     | 006-281-699              | BL - 3534         | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 2   | Strata Lot 1 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 101-1915 Pacific Ct | 002-720-752              | BL - 3534         | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 3   | Strata Lot 2 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 102-1915 Pacific Ct | 002-720-787              | BL - 3534         | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 4   | Strata Lot 3 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 103-1915 Pacific Ct | 002-720-809              | BL - 3534         | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 5   | Strata Lot 4 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 104-1915 Pacific Ct | 002-007-754              | BL - 3534         | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 6   | Strata Lot 5 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 105-1915 Pacific Ct | 002-720-817              | BL - 3534         | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 7   | Strata Lot 6 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 106-1915 Pacific Ct | 002-720-833              | BL - 3534         | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 8   | Strata Lot 7 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 107-1915 Pacific Ct | 002-720-841              | BL - 3534         | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 9   | Strata Lot 8 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 108-1915 Pacific Ct | 002-720-850              | BL - 3534         | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 10  | Strata Lot 9 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1  | 201-1915 Pacific Ct | 002-329-697              | BL - 3534         | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 11  | Strata Lot 10 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 202-1915 Pacific Ct | 002-720-868              | BL - 3534         | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 12 | Strata Lot 11 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 203-1915 Pacific Ct | 002-720-892 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 13 | Strata Lot 12 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 204-1915 Pacific Ct | 002-720-914 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 14 | Strata Lot 13 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 205-1915 Pacific Ct | 002-720-922 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 15 | Strata Lot 14 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 206-1915 Pacific Ct | 002-720-931 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 16 | Strata Lot 15 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 207-1915 Pacific Ct | 002-002-931 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 17 | Strata Lot 16 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 208-1915 Pacific Ct | 002-720-949 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 18 | Strata Lot 17 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 301-1915 Pacific Ct | 002-720-957 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 19 | Strata Lot 18 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 302-1915 Pacific Ct | 002-720-981 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 20 | Strata Lot 19 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 303-1915 Pacific Ct | 002-720-990 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 21 | Strata Lot 20 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 304-1915 Pacific Ct | 002-721-007 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 22 | Strata Lot 21 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 305-1915 Pacific Ct | 002-721-015 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 23 | Strata Lot 22 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 306-1915 Pacific Ct | 002-721-643 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 24 | Strata Lot 23 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 307-1915 Pacific Ct | 002-721-651 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |

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| 25 | Strata Lot 24 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 308-1915 Pacific Ct | 002-721-660 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 26 | Strata Lot 25 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 401-1915 Pacific Ct | 002-721-678 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 27 | Strata Lot 26 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 402-1915 Pacific Ct | 002-721-694 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 28 | Strata Lot 27 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 403-1915 Pacific Ct | 002-721-708 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 29 | Strata Lot 28 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 404-1915 Pacific Ct | 002-721-716 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 30 | Strata Lot 29 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 405-1915 Pacific Ct | 002-721-732 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 31 | Strata Lot 30 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 406-1915 Pacific Ct | 002-721-767 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 32 | Strata Lot 31 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 407-1915 Pacific Ct | 002-731-783 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 33 | Strata Lot 32 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 408-1915 Pacific Ct | 002-721-791 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 34 | Strata Lot 33 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 501-1915 Pacific Ct | 002-721-805 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 35 | Strata Lot 34 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 502-1915 Pacific Ct | 002-721-821 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 36 | Strata Lot 35 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 503-1915 Pacific Ct | 002-721-830 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |
| 37 | Strata Lot 36 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 | 504-1915 Pacific Ct | 002-721-872 | BL - 3534 | RM3 – Low Density Multiple Housing | RM5 – Medium Density Multiple Housing |